## Housing Element

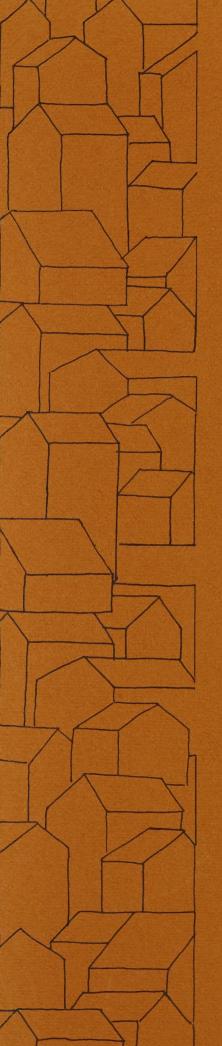
An element of the Tulare County General Plan

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## Housing Element

## An element of the **Tulare County General Plan**

Adopted: Tulare County Planning Commission

Resolution No. 4525, March 3, 1976

Adopted: Tulare County Board of Supervisors

Resolution No. 76-876, March 23, 1976

County planning Tulare as

Prepared by Tulare County Planning Department

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## County of Tulare



PLANNING DEPARTMENT

Telephone (209) 732-5511 - Ext. 341

Room 107, Courthouse

VISALIA, CALIFORNIA 93277

August 19, 1975

The Honorable Board of Supervisors County of Tulare Visalia, California 93277

## Gentlemen:

This Housing Element is the culmination of the efforts of the Planning Department staff during a period of five years and rests upon the foundation of two previous housing reports. The First-Year Housing Report, published in August 1971, was the first extensive and comprehensive collection and analysis of housing information for Tulare County. A most important contribution of this report was its presentation of the results of a survey of housing condition.

With the purchase of 1970 Fourth-Count Census data in 1972, a wealth of information became available, providing further insight into the housing situation of Tulare County, its cities and communities. Inclusion of the new data and its analyses into the Second-Year Housing Report, published in February 1973, reflected a commitment to shed light upon the status of housing within the County.

This Third-Year Housing Report, the Housing Element, continues the commitment to keep abreast of the ever-changing housing picture and to give direction and encouragement to those who are working to solve Tulare County's housing and related problems.

We sincerely hope that you will find this work to be useful in your leadership of Tulare County.

Sincerely,

TULARE COUNTY PLANNING DEPARTMENT

Robert L. Wall, Planning Director

RLW: jr

Solution Solution Housing Element of the Tulare County General Plan  Aschor(s) Tulare County Planning Department  Performing Organization Name and Address Tulare County Planning Department  Performing Organization Name and Address Tulare County Planning Department Room 107, County Center  Visalia, California 93277  Symnsoring Organization Name and Address County of Tulare Visalia, California 93277  Supplementary Notes Produced as a State of California mandated element of the County General Plan.  Asstracts  Delineating the housing problems in Tulare County by means of trends in population housing construction, housing availability and condition; reporting the efforts or various agencies and programs in combatting housing problems. The report offers goals of decent housing, objectives leading to the goals, and recommendations for realizing the objectives. Photographs, with captions, provide an interesting essent concerning the many ramifications of housing in Tulare County.  7. Key Words and Document Analysis. 17a. Descriptors housing units population vacancy rate mobilehomes housing rehabilitation single-family units, multiple-family units housing valuation  7b. Identification Analysis. 17a. Descriptors Housing Authority Self-Help Housing Farmers Home Administration (FmHA)  Proc. CONATI Field/Group  B. Availability Statement Tulare County Planning Department Room 107, County Center  19. Security Class (This Report) ANNINIED Recommendation 12. Price  19. Security Class (This Report) ANNINIED Recommendation 12. Price  19. Security Class (This Report) ANNINIED Recommendation 12. Price  19. Security Class (This Report) ANNINIED Recommendation 12. Price  19. Security Class (This Report) ANNINIED Recommendation 12. Price  19. Security Class (This Report) ANNINIED Recommendation 12. Price  20. Price Tulare County Planning Department Recommendation 12. Price  20. Price Tulare County Planning Department Recommendation 12. Price  21. Price Tulare County Planning Department Recommendation 12. Price  22. Price Tulare Count	BIBLIOGRAPHIC DATA	I. Report No. TUCYPL 75-118	2.	3. Recipie	nt's Accession No.
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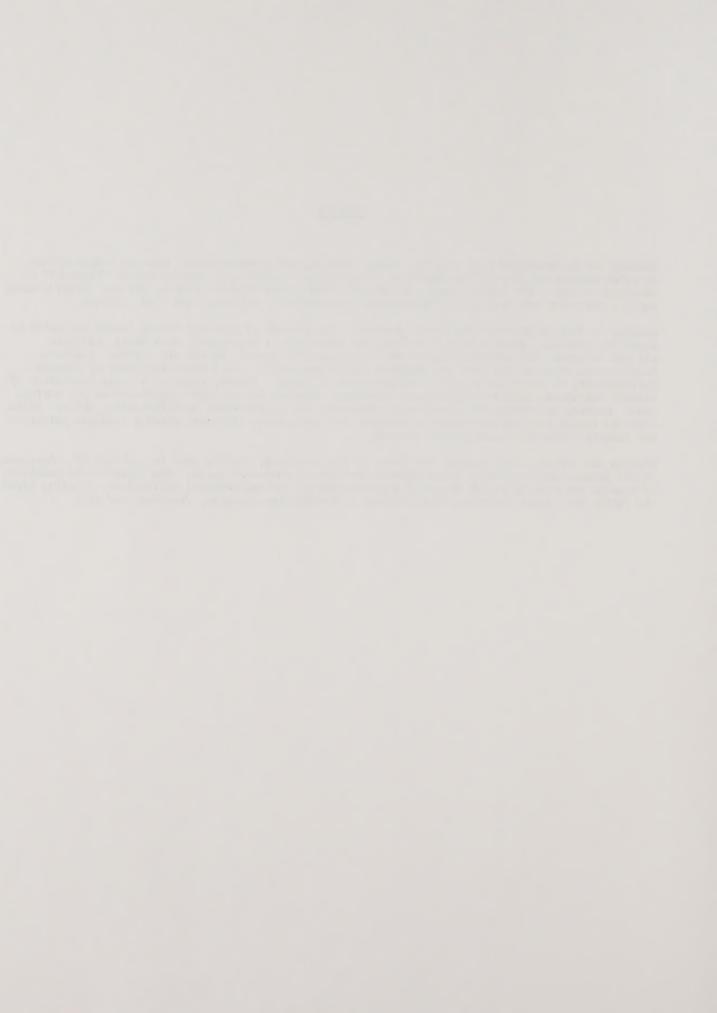


## PREFACE

Housing can be described as a complex, bulky, durable, and fixed product. When no longer of use, it often remains as part of the landscape. Not highly standardized, housing has no "bluebook" to establish values. The law of supply and demand controls the volatile housing market. Housing need, supply, and price can be affected by numerous international, national, and local factors.

Housing is also an economic and social process. One quarter of personal family income or wealth is spent for housing. Housing is a livelihood for thousands of developers, architects, builders, skilled laborers, and materials suppliers. It is a major market for raw and refined materials. Housing adds value to the land and produces income and profit. As a major component of financial institutions, it is a viable outlet and generator of funds. Housing requires a large allocation of natural resources, public facilities and services. Housing can motivate opportunities for employment. Housing determines the location of commercial and professional establishments, and can influence the location of certain types of industry and employment. Existing housing land use patterns can greatly influence future growth strategy.

Housing can control, to a degree, the lives of its occupants, locking some in a ghetto of a hopeless, dismal future, while allowing other migrant families no permanent roots. The location and condition of housing can provide a wide range of opportunities to realize personal aspirations. Housing holds the family in a fixed location, thus allowing a civilization to exist, function, and grow.



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Some of the staff worked specifically on this report; however, all of the staff contributed either directly or indirectly to the preparation of it.

## THE TULARE COUNTY PLANNING DEPARTMENT

Robert L. Wall, Director

Eugene E. Smith, Assistant Director

## Planning

\*Janet Hanger, Planner III
Rita Bee, Planner II
Dennis Castrillo, Planner II
Richard Huntley, Planning Technician
Tim Crawford, Planning Technician

## Environmental Assessment

King Leonard, Division Head Greg Collins, Planner II Bob Hamar, Planning Intern Richard Dole, Planning Intern Sharon Merriss, Intermediate Clerk Typist

## Clerical

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Janice Maxwell, Senior Clerk Typist
Theresa Gomez, Intermediate Clerk Steno
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## Zoning Inspectors

James Enright Charles Reed

## Tulare County Association of Governments

Douglas Powell, Planner III Donald Dundas, Planning Technician

## Graphics

Terrill Ohlwein, Graphics Illustrator Dan Paulson, Draftsman III Jose Aguilar, Draftsman II Maxine Miller, Draftsman II Robert Rodriguez, Draftsman II Mike Olmos, Planning Intern Anita Gonzales, Junior Clerk Annie Castro, N.Y.C.

<sup>\*</sup> Project Manager

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# NEODUCTON



## CHAPTER I

## INTRODUCTION

The first Housing Report was prepared in 1971-72. It was adopted by the County, TCAG, and cities between 1972 and 1973. When federal census material became available, the second Housing Study was completed in 1973. The plan was not presented for adoption, but was distributed for review to the Board of Supervisors, City Councils, Planning Commissions, other agencies, and concerned citizens. Many helpful comments have been received and incorporated in the 1974 Housing Plan. The 1972-73 Housing Reports, as a package, were accepted. These reports were also accepted by the federal government and the California Council on Intergovernmental Relations. The full federal grant of \$20,000 per year for two years was received by Tulare County. The firm of Grunwald, Crawford and Associates was the consultant for both reports.

The final revision, publication; and adoption of the 1973 Housing Report was slowed by three factors:

- 1. The State Attorney General's legal opinion and the State Department of Finance policy limiting issuance of State requirements (including Housing Element Guidelines) for local agencies without State financial support by which to achieve the requirements.
- The delay until 1974 of the preparation and adoption of State Housing Elements Guidelines.
- Federal freeze of housing monies and programs and federal non-action on new housing programs.

After receiving the new State guidelines, the Planning Department prepared this 1974 Housing Plan Element. It is recommended that it be adopted as the Housing Goals, Objectives and Policies of the Tulare County General Plan. It is also recommended that the 1971 and 1973 Housing Studies be adopted as informational research and data elements of the General Plan. The three documents together, then will meet all State and federal requirements.

The 1971 Housing Study was based on the Condition of Housing Survey. The 1973 Housing Study was supported by the Federal Census of Population and Housing, First and Fourth Count Summary Tapes. The 1973 Study projects housing needs by community and special citizen groups. It includes consideration of population and economic factors, market conditions, construction industry, federal programs, projected need, housing standards, mobile homes, and special problems. The 1974 Housing Plan was prepared as a compact publication for wider

distribution and communication with the citizens of Tulare County. A chapter of this 1974 Plan is a series of photos illustrating the housing conditions described in the previous reports.

The 1974 Housing Plan summarizes the large quantity of data contained in the 1973 Housing Report. The many changes that have taken place in the housing field in the past two years are considered in the 1974 plan. The earlier recommendations have been updated, organized, and arranged under the Goals and Objectives they are meant to achieve. Those 1973 recommendations which have already been implemented are not repeated. The interrelationship of housing to other General Plan Elements is also presented. The data contained in the 1971 and 1973 Housing Reports showed negative conditions existing in 1969-70, including substandard and overcrowded housing units, poverty, and lack of adequate public utilities. The 1974 Housing Plan is able to demonstrate significant progress in many areas, especially in the high volume of new housing construction, implemented housing programs, and the construction of public facilities (e.g., water and sewer facilities).

## REQUIREMENT FOR A HOUSING PLAN

The Housing Act of 1949 established a national housing goal of "a decent home and a suitable environment for every American family". However, the federal government did not develop legislative commitments in terms of the programs and mechanics by which the nation's housing needs would be met. Consequently, for many low- and moderate-income families, that goal was not fulfilled. Nineteen years later, Congress adopted the Housing and Urban Development Act of 1968 to speed up the building and rehabilitation of housing through the incentive of federal assistance.

In 1967, the California Legislature amended the California Planning Act to add a Housing Element to the list of General Plan Elements. In 1971, the Planning Act was again revised to require that general plans of all counties and cities, both general law and charter, include a mandatory housing element "consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community".

In an opinion of the Legislative Counsel for the State of California, it was stated that each county and general law city must have an adopted Housing Element of its General Plan if it was to continue to approve new subdivisions after January 1, 1973.

In addition to an overview of local housing concerns, federal regulations require annual updating of housing plans as conditions change and an appraisal of the impact of the previous year's activity.

This combination of State and federal rules and regulations can have a significant impact on continued eligibility of local units of government for a broad variety of State and federal assistance programs. Many federal programs now require a Housing Element as a prerequisite to funding. For example, the Water and Sewer grant and Open Space programs have this requirement.

In California, a Housing Element is required in order to have a valid general plan. Some State programs, such as park funds, may be in jeopardy without a valid General Plan.

## HOUSING AND THE INDIVIDUAL

With extremely high interest rates and high construction and labor costs, the increasing price of housing continues to reduce the percentage of County residents who can afford to buy new housing. Of those persons who cannot afford housing, there are now two groups not covered by existing federal subsidy programs: the lowest income group which cannot meet the minimum income requirement of the federal programs, and individuals or families not poor enough to qualify for housing assistance, but unable to afford the rising market price. To find housing, an individual or family has these choices:

- Take what shelter filters down and is available at the price he can pay.
- Build his own house from whatever materials he can find or purchase.
- Move in and share housing with others (double up, overcrowding).
- Pay more of the family income than he can afford.
- 5. Find governmental assistance.

- Take a different form of housing e.g., mobilehome.
- 7. Improve family income.
- 8. Move to another area.

## HOUSING AND LOCAL GOVERNMENT

The uncertainty of present and future governmental programs makes the creation of integrated long-range or even short-range housing plans difficult. Without federal direction, the Housing Plan can describe only existing housing conditions, housing need, and the progress which has been achieved. Recommendations can effectively address only those areas where local controls or programs can accomplish housing goals with local resources.

The housing delivery system is essentially a private system. The production, exchange, and management of the housing stock are largely in private hands and are influenced by many factors beyond those in which local government plays a part. This means that the implementation of public policies relating to housing goals must call for the enlistment of the housing industry and the many community groups that are interested in housing.

On the other hand, local government continuously touches and influences the delivery system on a variety of fronts. Virtually every area of local government responsibility — for utilities, education, traffic, welfare, and health protection — has implication for housing development and availability. Policies directly related to land development, property taxation, utility extension, and zoning may have the most obvious relevance to housing, but they are only part of the total range of local governmental relationships to housing that are involved.

The important implication is that local governments — and state governments — have it within their power to vastly influence the workings of the housing delivery system. If local housing goals are set, a variety of local public policies can be brought to bear in creating the conditions under which the goals might be met. These policies represent a commitment on the part of local government to reach its housing goals.

The Planning Department has reviewed the goals and housing policies contained in most of the Housing Elements which have been prepared by the counties of California. Generally, they all say the same things — more production, rehabilitation, federal programs, low— and moderate—income housing, employment, income, codes, designs, flexibility, sewer and water systems, no ghettos, watch mobile homes, revise tax structures, protect agriculture, etc. These goals and proposals, with minimal adjustment, can be adopted by most counties or cities. Local commitment is a major factor which will determine the degree of success among these counties and cities.

Obviously, no one plan, whether a Housing Element or a National Housing Act, can correct in the short run what has taken generations to create.

Housing must no longer be viewed in isolation from other factors. Emphasis should be placed on the complex interweaving of social, economic, financial, legal, technological, demographic, and ecological phenomena.

## STATE OF CALIFORNIA GENERAL PLAN HOUSING ELEMENT GUIDELINES

The State of California General Plan Housing Element Guidelines are presented in the appendix for review. These Guidelines are the most recent – adopted by the Commission of Housing and Community Development as published in Council of Intergovernmental Relations General Plan Elements Guidelines of September 20, 1973.

The 1971 and 1973 Housing Studies and the 1974 Housing Element for Tulare County and its cities meet the full intent of these guidelines.



Chapter II

- «អូវីនៅអាមើយមកអាតែ មាយអាគុរមែល។

## SUMMARY OF HOUSING NEEDS AND CONSIDERATIONS

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## CHAPTER II

## SUMMARY OF HOUSING NEEDS AND CONSIDERATIONS

The material contained in the summaries and recommendations of the 1971 and 1972 Housing Studies of the Tulare County Planning Department has been changed considerably within this Housing Plan. Material has been revised, reduced, updated, or deleted where it was found that a problem had been solved, where a recommendation was already implemented, where new data were available, or to emphasize the most meaningful statements. Comments received from numerous individuals who reviewed the reports and filled in questionnaires were helpful in the refinement of this material. The reader is referred to these earlier studies for detailed analyses and source data.

## **PROGRESS**

Tulare County has made progress in solving many of its housing problems. Housing utilities (water, heat, light, etc.) have greatly increased. Unsafe housing is being replaced. An additional \$3,000,000 has been approved for the Housing Authority to construct 100 new housing units for the agricultural community and for the rehabilitation of 165 units in the farm labor centers. Applications have been processed for an additional 300 new units. The last remaining 11 units of World War II farm labor housing will also be replaced. The Housing Authority, Self-Help Enterprises, Farmers Home Administration and the Federal Housing Administration have added new, safe housing units. The community of Allensworth is undergoing a rebirth as a State Historical Park. New forms of housing have been introduced. The problem of housing the elderly has been studied, housing has been created, and new projects have been proposed. A County Committee to assist the elderly has been implemented.

Land use of the total County has been mapped. Zoning plans have been prepared or adopted for all communities, urban areas around cities, and special areas. The preparation of General Plan Amendments for these areas is proceeding. The County's Zoning Ordinance has had major revisions adopted which will protect the agricultural areas and match the development standards of the cities within the County's urban areas. Urban Area Boundaries have been revised and adopted around each city to protect the agricultural land outside, to delineate each city's planning area, to ensure adequate space for future growth, and to require urban facilities and necessary urban development standards. Urban Improvement Lines have been adopted within the Urban Area Boundaries to properly schedule public and private development and the orderly construction of public utilities.

Most of the State's required General Plan Elements have been adopted and implemented. The few remaining elements are progressing toward completion this year. These plans and their related research studies have been used often for successful grant allocations from the federal government for housing, water and sewer systems, and other public and private development. The 1971 and 1972 Housing Studies and the County and City Data (Census) Book were especially helpful in obtaining financing for both public and private housing.

The local environmental review process under the California Environmental Quality Act has been refined to protect both human and natural environment and to encourage wise management of natural resources. Because of critical environmental problems and the developmental constraints imposed along the California coast and in the large urban centers of the State, developers who formerly concentrated their activities to those areas have shown increased interest in Tulare County. The federal Environmental Protection Agency has stated that Tulare County is one of the leaders in the development of environmental awareness and review procedures. Tulare County's careful environmental review of proposed public and private developments has not prevented the processing of applications at a reasonable cost.

## POPULATION CHARACTERISTICS

As of April 1, 1970, the population of Tulare County was 188,322, representing an 11.8% increase over the 168,403 persons reported in the 1960 Census. The State-certified population for Tulare County on April 1, 1973, was 199,800. At the same time, the population of incorporated areas was 87,545, or 43.8% of the County total. The January 1, 1974, preliminary estimate of total County population, based on a Planning Department survey, was 201,900.

The 1972 Housing Study reported a decline in rural population between 1960 and 1970 as indicated by census data. Since the 1970 Census there have been numerous indications that migration into the County is increasing. Although the number of farms is decreasing, the rural non-farm population may continue to increase through land division for residential use.

The total 1970 population for Tulare County was distributed as follows: eight incorporated cities (42.8%), forty unincorporated communities (17.1%), and rural farm areas (20.0%). The population was comprised of 131,624 Anglos (69.9%), 49,296 Spanish-Americans (26.2%), 3,254 Blacks (1.7%), and 4,148 Other Races (2.2%). The population of 10 major urban areas in the County comprised an estimated 67% of total population in 1970, and is projected to reach over 90% by 1995.

## AGRICULTURE

World population increases and associated food shortages, as well as U. S. exports of food have caused farm product prices to rise to new levels. As population continues to increase, world food demands reemphasize the importance of the agricultural resources of Tulare County.

Having shown a substantial gain from 1960 to 1970, agricultural employment in Tulare County is expected to decline by 1980 as farm mechanization makes inroads into the hand labor requirements for the planting and harvesting of crops. Farm labor problems and the new State minimum wage law, (requiring 80% of adult farm laborers to be paid not less than \$2.00 per hour) will hasten the mechanization process. A long-term decline in agricultural employment could reinforce the trend to locating publicly assisted housing within viable communities, thereby continuing the change in the pattern of population distribution within the County.

Agricultural development within Tulare County continues to intensify in order to meet the daily food demand of the urban centers of California and the nation. The development of this breadbasket agriculture within Tulare County can be illustrated by the large number of dairies relocating here. Because of the shortage of farm labor, migrant workers will continue to be needed in the short run. However, as farm equipment increases in cost and complexity, the demand for highly trained permanent employees will increase. These employees will demand decent housing. Adequate on-farm housing may be provided as it is for dairies, wineries, etc. In the long run, the migrant farm worker must obtain the necessary training and education to operate the new equipment if he is to continue to have a place in agriculture.

Since 1972, the available farm labor supply has been fragmented by the advent of farming activities on the west side of the San Joaquin Valley. Fuel shortages and increased fuel costs, for farmers and for migrant farm workers, have created additional agricultural employment problems.

The Agricultural Preserve Program and the Urban Area Boundaries Program have acted in concert to protect most of Tulare County's agricultural land from urban encroachment, and have thereby stabilized the future of that land and the related economy. However, future productivity of Tulare County agriculture is difficult to forecast due to uncertainties in market conditions, water supplies, fuel supplies, labor supply, and the effects of crop damage from insect infestations, freezing, and disease.

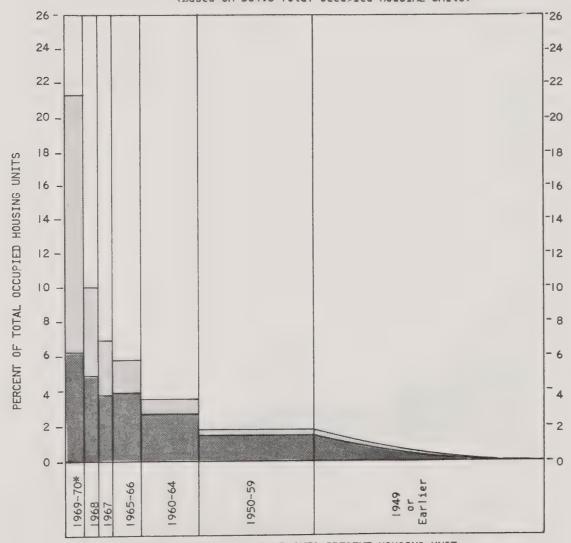
## MOBILITY

The people of Tulare County are mobile. Between 1965 and 1970, 57% moved (at least once) from one house to another, many having come from outside the County. As living expenses, including costs of land and housing, continue to increase at a higher rate than income in the larger urban centers, more people with fixed incomes may move to the smaller communities. Public services would have to be provided for the elderly, people receiving public welfare, and the unemployed. Most of the recent migration into Tulare County has been from the urban areas of Los Angeles, Orange, Contra Costa, and San Bernardino Counties. The mobility offered by the automobile has influenced the location of housing in inadequate residential areas. The Urban Area Boundaries Program should help to alleviate this problem.

AVERAGE ANNUAL PERCENTAGE DISTRIBUTION OF HOUSING MOBILITY BY OWNERS, RENTERS, AND TOTAL OCCUPIED FOR TOTAL OCCUPIED HOUSING UNITS

IN TULARE COUNTY

(Based on 56490 Total Occupied Housing Units)



YEAR HEAD OF HOUSEHOLD MOVED INTO PRESENT HOUSING UNIT

	RENTER OCCUPIED	TOTAL	OCCUPIED
(2382)	OWNER OCCUPIED		

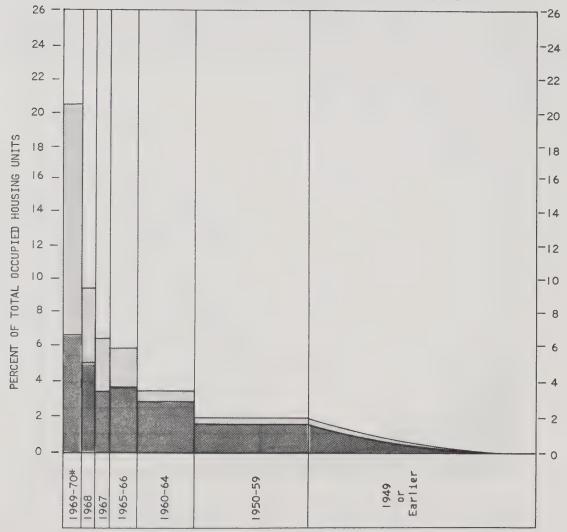
\*All of 1969 plus 1st Quarter of 1970.

Source: U. S. Census Fourth-Count Summary Tape, 1970. Table 10H.

Prepared by Tulare County Planning Department, 1972.

AVERAGE ANNUAL PERCENTAGE DISTRIBUTION OF HOUSING MOBILITY BY OWNERS, RENTERS, AND TOTAL OCCUPIED FOR TOTAL WHITE\*\*-OCCUPIED HOUSING UNITS IN TULARE COUNTY

(Based on 44854 Total White-Occupied Housing Units)



YEAR HEAD OF HOUSEHOLD MOVED INTO PRESENT HOUSING UNIT

RENTER OCCUPIED	TOTAL OCCUPIED
OWNER OCCUPIED	STOTAL OCCUPIED

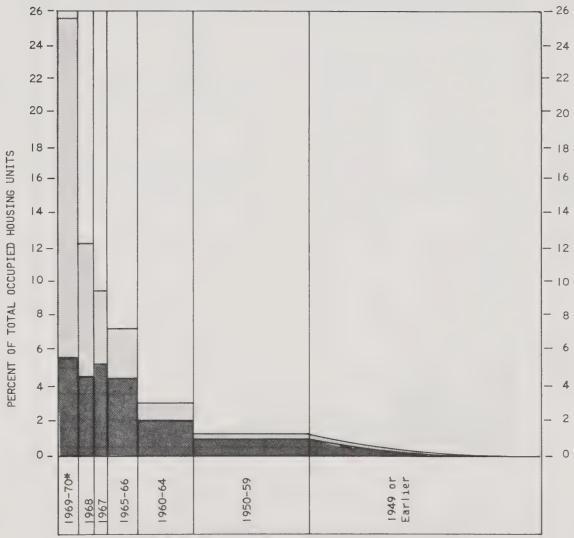
\*All of 1969 plus 1st quarter of 1970.

\*\*All races except Negro and Spanish-American.

Source: U. S. Census Fourth-Count Summary Tape, 1970. Table 10H. Prepared by Tulare County Planning Department, 1972.

AVERAGE ANNUAL PERCENTAGE DISTRIBUTION OF HOUSING MOBILITY BY OWNERS, RENTERS, AND TOTAL OCCUPIED FOR SPANISH-AMERICAN OCCUPIED HOUSING UNITS IN TULARE COUNTY

(Based on 10,635 Total Spanish-American Housing Units)



YEAR HEAD OF HOUSEHOLD MOVED INTO PRESENT HOUSING UNIT

Renter Occupied	Total	Occupied
 Owner Occupied	10(4)	occupied

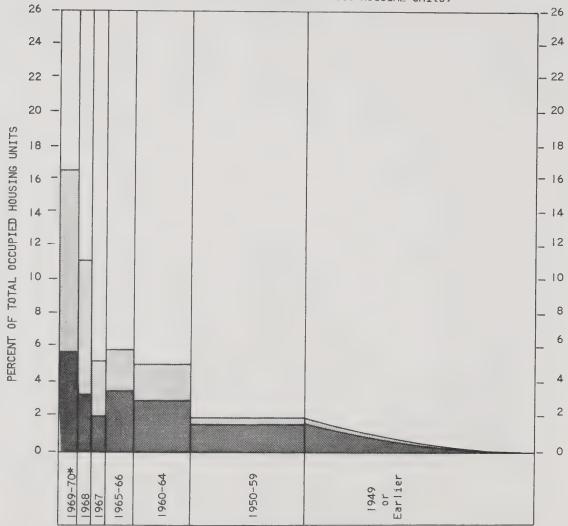
\*All of 1969 plus 1st. Quarter of 1970.

Source: U. S. Census Fourth-Count Summary Tape, 1970, Table 10H. Prepared by Tulare County Planning Department, 1972.

AVERAGE ANNUAL PERCENTAGE DISTRIBUTION OF HOUSING MOBILITY BY OWNERS, RENTERS, AND TOTAL OCCUPIED FOR TOTAL NEGRO-OCCUPIED HOUSING UNITS

IN TULARE COUNTY

(Based on 972 Total Negro-occupied Housing Units)



YEAR HEAD OF HOUSEHOLD MOVED INTO PRESENT HOUSING UNIT

RENTER OCCUPIED	-> TOTAL OCCUPIED
OWNER OCCUPIED	TOTAL OCCUPIED

\*All of 1969 plus 1st Quarter of 1970.

Source: U. S. Census Fourth-Count Summary Tape, 1970, Table 10H.

Prepared by Tulare County Planning Department, 1972.

## OVERCROWDING, POVERTY, INCOME, AND CONDITION OF HOUSING

Overcrowding can contribute to sanitation problems, emotional stress, noise pollution, family disharmony, police problems, greater susceptibility to diseases, problems of establishing a personal identity, and problems of achieving an education. Based on federal standards, the 1970 Census shows that 26% of Tulare County's population is overcrowded; 11% is critically overcrowded. 42% of all children and 71% of Spanish-American children in the County live in overcrowded conditions.

The 1970 Census shows that 19% of Tulare County's population is classified by the federal government as below poverty levels. For those persons below poverty level, 23% received welfare and 19% received social securtiy or railroad retirement.

Limitation of family and personal income remains one of the most important constraints to the achievement of decent, safe, and sanitary housing for the majority of County residents.

Where income was a limitation only for those on the lowest rungs of the economic ladder in past decades, it has now become a major determinant in the exclusion of the middle income family from access to adequate housing. Thus, where the main housing needs of the 1950's and 1960's centered on low income and minority families and individuals, they have been aggravated in the 1970's to include a large block of the so-called "average" or "middle-income" wage earners (\$10,000 per year and below). These individuals can no longer afford the cost of new housing. Most of this "middle income" group does not qualify for government housing assistance.

The existing condition of Tulare County housing stock will be described in the photographic essay. The dilapidated units cannot be saved. It is the large block (30%) of the existing housing stock classified as aging or deteriorating which must be maintained or rehabilitated if Tulare County is to meet its housing needs.

## STANDARD AND OVERCROWDED HOUSING TULARE COUNTY 1970

LEGEND STANDARD OVERCROWDED Poor Very Poor Excellent Very Good Good Inferior 1.01 2.01 0.50 0.51-1.51-0.76or Less 0.75 1.00 1.50 2.00 or More Housing Units Number of Persons Percent of Overcrowded Federal Definition of Per Room Overcrowding Number of 56490 13.1 TOTAL OCCUPIED OWNER 34855 9.7 RENTER 21635 18.5 WHITE TOTAL 44883 7.0 OWNER 29053 4.9 RENTER 15830 11.0 TOTAL 972 16.7 NEGRO OCCUPIED 525 13.2 OWNER RENTER 447 20.4 SPAN-AMER OCCUPIED 38.5 10635 TOTAL OWNER 5277 36.2 RENTER 5358 40.8

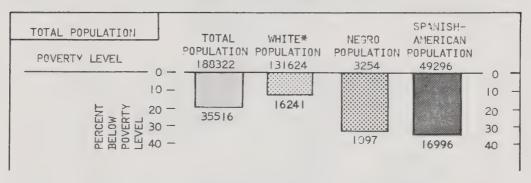
Note: Each bar represents 100% of total number of housing units for each category of occupancy.

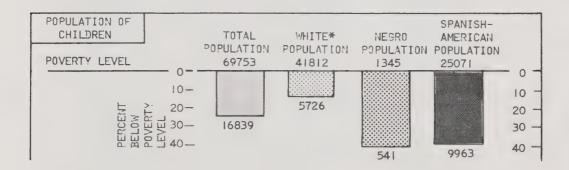
Source: U. S. Census Fourth-Count Summary Tape, 1970, Table 42H.

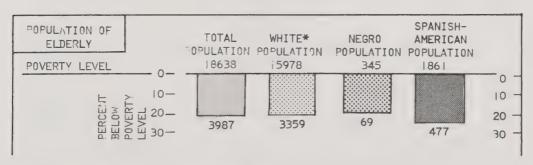
Prepared by Tulare County Planning Department, 1972.

## PERCENTAGE DISTRIBUTION OF SELECTED POPULATION BELOW POVERTY LEVEL

TULARE COUNTY 1970







\*All Caucasians except Spanish-American.

\*\*Poverty level as established by U. S. Department of Commerce.

Note: Numbers above columns represent total population of the category; numbers below columns represent number of persons of the category that are below poverty level.

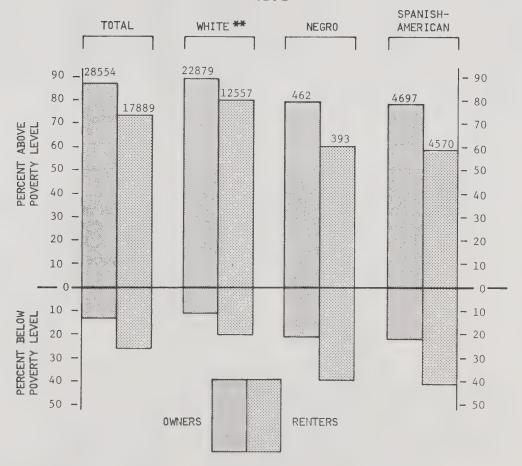
Source: U. S. Census Fourth-Count Summary Tape, 1970. Tables 83P & 95P, 85P, 90P.

Prepared by Tulare County Planning Department, 1972.

## FAMILIES AND PRIMARY INDIVIDUALS IN HOUSING UNITS BY TENURE AND POVERTY STATUS\*\*

(BY PERCENT)

## TULARE COUNTY 1970



Numbers above each column represent number of families and primary individuals for the category.

Each column represents 100% of each class of tenure.

\*Poverty level as established by U. S. Dept. of Commerce.

\*\*Ail Caucasians except Spanish-American.

Source: U. S. Census Fourth-Count Summary Tape, 1970. Table 96P.

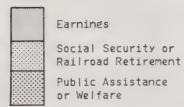
Prepared by Tulare County Planning Department, 1972.

## FAMILIES AND UNRELATED INDIVIDUALS BELOW THE POVERTY LEVEL\* RECEIVING INCOME OF SELECTED TYPES

## TULARE COUNTY 1970

	Families	55%	18% (27%	9260
TOTAL	Unrelated Individuals	30%	49% 21%:	4546
# 3L	Families	49%	26% 25%	4474
WHITE	Unrelated Individuals	26%	54% 20%	3832
02	Families	56%	6% 38%	308
NEGRO	Unrelated Individuals	28% 39	% 33%	191
AM.	Families	60%	10%: 30%	4222
SPA	Unrelated Individuals	50%	26% 24%	714

Each bar represents 100%



Note: The number to the right of each bar represents total persons in that category.

\*Poverty level as established by U.S. Dept. of Commerce.

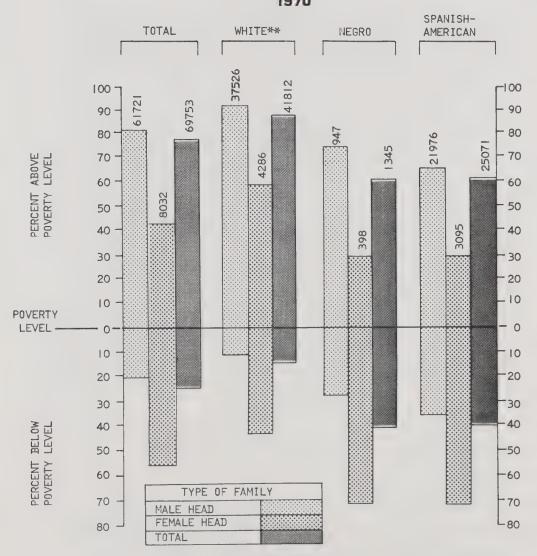
\*\*Excludes Spanish-Americans.

Source: U.S. Census Fourth-Count Summary Tape, 1970, Tables 94P & 95P. Prepared by Tulare County Planning Department, 1972.

## PERCENTAGE OF CHILDREN\* ABOVE OR BELOW THE POVERTY LEVEL\*\*

( BY RACE AND SEX OF FAMILY HEAD )

## TULARE COUNTY



Number above columns represent number of children in the category.

<sup>\*</sup> Under 18 years old

<sup>\*\*</sup> Poverty level as established by U.S. Department of Commerce \*\*\* All Caucasians except Spanish-American

Source: U.S. Census Fourth-Count Summary Tape, 1970, Table 85P Prepared by Tulare County Planning Department, 1972

## HOUSEHOLD INCOME DISTRIBUTION IN TULARE COUNTY, 1970 BY NUMBER OF UNITS, TENURE, AND RACE OF HEAD

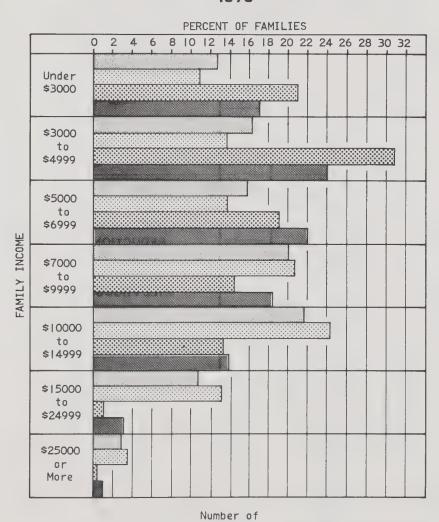
	Total Ho	ouseholds	Owner Oc	cupied	Renter (	Occupied	Black Od	cupied	Spanish- Americar	Occupied
	Number	%	Number	%	Number	%	Number	%	Number	%
Under \$2000	6981	12.36	3605	10.35	3376	15.60	193	19.86	1254	11.79
\$2000-\$2999	4971	8.80	2424	6.96	2547	11.77	131	13.49	1183	11.12
\$3000-\$4999	9321	16.50	4680	13.43	4641	21.46	242	24.89	2539	23.87
\$5000-\$6999	8241	14.59	4394	12.60	3847	17.79	150	15.44	2126	19.99
\$7000-\$9999	10060	17.80	6310	18.10	3750	17.34	130	13.37	1791	16.84
\$10000-\$14999	10410	18.43	7908	22.68	2502	11.56	109	11.21	1336	12.56
\$15000-\$24999	5077	8.99	4286	12.30	791	3.65	8	0.82	294	2.76
\$25000 & Over	1429	2.53	1248	3.58	181	0.83	9	0.92	92	0.86
Totals	56490	100.00	34855	100.00	21635	100.00	972	100.00	10635	100.00

## **FAMILY INCOME FOR 1969**

(BY INCOME AND BY PERCENT OF TOTAL FAMILIES IN A PARTICULAR RACE CATEGORY)

TULARE COUNTY

1970



	Families	5
Total Families	46795	
White* Families	35386	
Negro Families	695	
Spanish-American Families	9759	

\*All Caucasians except Spanish-American Source: U.S. Census Summary Tape, 1970, Table 75P Prepared by Tulare County Planning Department, 1972

TABLE 12

#### FACILITIES OF TOTAL OCCUPIED HOUSING UNITS TULARE COUNTY, 1950-1960-1970

		1950 1960		1970			
		Number of Housing Units	%	Number of Housing Units	%	Number of Housing Units	%
	TOTAL OCCUPIED HOUSING UNITS FACILITY	42736	100	48586	100	56490	100
	cold water only	8388	19.6	4285	8.8	560	1.0
	no water	2546	6.0	871	1.8	134	0.2
WATER SUPPLY	individual wells			20397	42.0	15517	27.5
	source other than individual wells, or public or private system			2295	4.7	446	0.8
FLUSH TOILETS	no flush toilet	14696	34.4	4926	10.1	686	1.2
BATHING FACIL- ITIES	no bathtub or shower	13010	30.4	4418	9.1	652	1.2
KITCHEN FACIL- ITIES	no complete kitchen facilities					547	1.0
	no fuel for cooking	300	0.7	408	0.8	112	0.2
FUEL	no fuel for house heating	870	2.0	460	0.9	359	0.6
	no fuel for water heating			3880	8.0	835	1.5
NUMBER OF BEDROOMS	no bedrooms					569	1.0
om 465	septic tank or Cesspool			29451	60.6	25963	46.0
SEWAGE DISPOSAL	means other than septic tank, cesspool, or public sewer			3502	7.2	521	0.9

Source: U. S. Census of Housing, 1950, 1960, and Fourth-Count Summary Tape, 1970. Tables 15H, 24H-27H, 43H, 45H-47H.

Prepared by Tulare County Planning Department, 1972.

#### MARKET CONDITIONS

Only 20% of Tulare County families will be financially able to purchase new housing by 1980. This projection is based on the following premises: (1) that building materials and fuel will remain in short supply; (2) that labor and material costs, interest, and taxes will continue to increase more rapidly than income; and (3) that there will be no technological breakthrough in acceptable housing construction. If the supply of building materials becomes so critical that the number of new housing units is greatly reduced, available units within the existing housing stock may be difficult to find. Local vacancy rates have remained below normal since 1970. Price controls on rent have been adjusted to allow increases in housing construction during this past year.

The lowering of construction standards and subdivision improvement standards can place a buyer's investment in jeopardy, and could result in future demands for public and private expenditures at higher costs to meet the consequences of inadequate drainage, low quality paving, house repairs, and other such conditions. However, if construction and improvement standards are enforced, and if normal maintenance and repair of the home is undertaken, public expenditures will not be necessary for the early repair of streets, sidewalks, and drainage facilities; the homeowner will then be insured against early deterioration. The result will be an appreciation in value of the homeowner's property and a long term public asset rather than a liability.

A SAMPLE OF AVERAGE PAYMENTS FOR A NEW HOME IN TULARE COUNTY
1965, 1969 and 1971 (10)

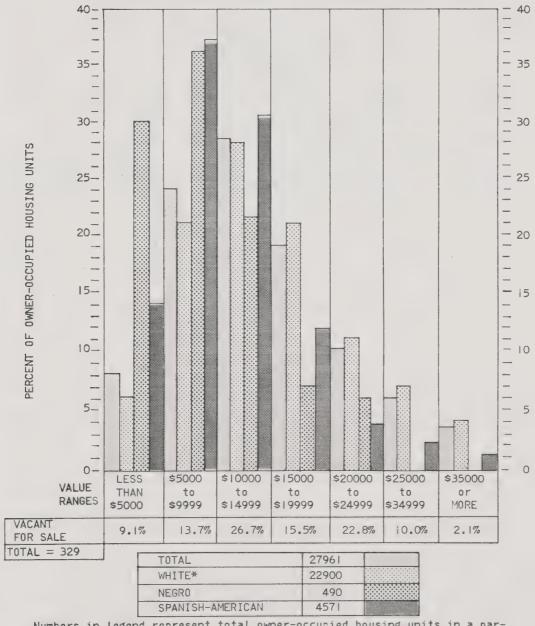
	1965	1969	1971	
Sales Price Down Payment	\$20,000 5,000	\$26,000 6,500	\$26,530 6,633	
	Monthly Charge	s		
Mortgage Payment Property Tax Heat and Utilities Maintenance and Repairs Insurance	\$ 87.50 26.75 24.85 11.05 4.55	\$136.50 39.70 29.35 14.10 5.25	\$139.28 40.50 29.95 14.38 5.37	
TOTAL	\$154.80	\$224.90	\$229.48	

TABLE 14

#### VALUE OF HOUSING UNITS

#### **TULARE COUNTY - 1970**

BY PERCENT OF TOTAL OWNER-OCCUPIED UNITS IN A GIVEN RACIAL CATEGORY
AND BY PERCENT OF TOTAL VACANT UNITS



Numbers in legend represent total owner-occupied housing units in a particular category.

\*All races except Negro and Spanish-American.

Source: U. S. Census Fourth-Count Summary Tape, 1970, Table 52H. Prepared by Tulare County Planning Department, 1972.

### VACANT FOR SALE HOUSING UNITS

BY SALE PRICE AND NUMBER OF BATHROOMS

(By Number and By Percent)

#### TULARE COUNTY 1970

		One Complete Bathroom		One Complete Bathroom Plus Half Bath (s)		Two Complete Bathrooms or More		None		Total	
		No.	%	No.	%	No.	%	No.	%	No.	%
E PRICE	Less Than \$5,000	29	82.9	6	17.1	0	0.0	0	0.0	35	100
	\$5,000 - \$9,999	39	100.0	0	0.0	0	0.0	0	0.0	39	100
	\$10,000 - \$14,999	68	58.6	22	19.0	13	11.2	13	11.2	116	100
	\$15,000 - \$19,999	22	46.8	0	0.0	25	53.2	0	0.0	47	100
SALE	\$20,000 - \$24,999	5	6.6	10	13.2	61	80.2	0	0.0	76	100
	\$25,000 - \$34,999	0	0.0	0	0.0	24	100.0	0	0.0	24	100
	\$35,000 - or more	5	50.0	0	0.0	5	50.0	0	0.0	10	100

Source: U. S. Census 4th Count Summary Tape, 1970, Table 146H.

Prepared by Tulare County Planning Department, 1972

TABLE 16

PROJECTION OF FAMILIES WHO CAN AFFORD TO PURCHASE NEW HOUSING BY CONVENTIONAL FINANCING

Value of New Housing Unit	*Monthly Payment	Equivalent Monthly Income	Yearly Income	% of families who can afford to pur- chase new housing in Tulare County
\$15000	\$109.78	\$548.90	\$ 6586.80	44.1%
20000	137.45	687.25	8247.00	32.3%
20000	170.00	850.00	10200.00	34.6%
26000	210.00	1050.00	12600.00	22.3%
30000	257.00	1285.00	15420.00	22.0%
37142	305.23	1526.15	18313.80	20.0%
40000	345.00	1725.00	20700.00	18.0%
51142	420.23	2101.15	25213.00	6.1%
	### Housing Unit  \$15000  20000  20000  26000  30000  37142  40000	## Housing Unit Payment  \$15000 \$109.78  20000 137.45  20000 170.00  26000 210.00  30000 257.00  37142 305.23  40000 345.00	Value of New Housing Unit         *Monthly Payment         Monthly Income           \$15000         \$109.78         \$548.90           20000         137.45         687.25           20000         170.00         850.00           26000         210.00         1050.00           30000         257.00         1285.00           37142         305.23         1526.15           40000         345.00         1725.00	Value of New Housing Unit         *Monthly Payment         Monthly Income         Yearly Income           \$15000         \$109.78         \$548.90         \$6586.80           20000         137.45         687.25         8247.00           20000         170.00         850.00         10200.00           26000         210.00         1050.00         12600.00           30000         257.00         1285.00         15420.00           37142         305.23         1526.15         18313.80           40000         345.00         1725.00         20700.00

#### Assume:

- (a) 10% down payment
- (b) 25 year mortgages
- (c) 5.5% interest for 1965 7.25% interest for 1970, 80, & 90
- (d) 20% of gross monthly income should be dedicated to housing payments.

\*Monthly payment includes principal, interest & property tax.

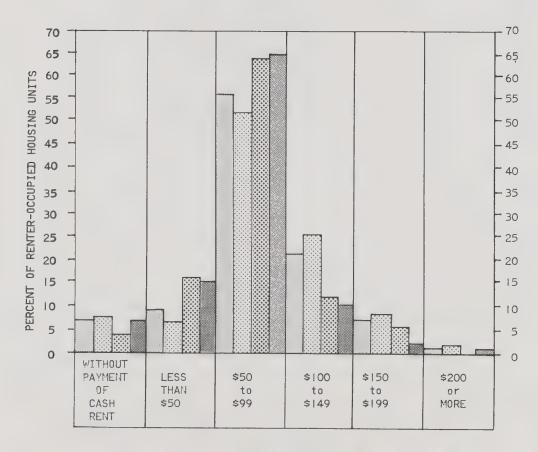
#### Note:

- a. Two values for new housing have been listed per each date category. The first represents a below average quality home and the second, the average new home value for that year.
- b. Projected value of new housing units was based on a straight line projection to 1980-1990.
- c. Projected incomes of families for 1980-1990 were based upon a straight line projection from 1960 to 1970.

TABLE 17

## **GROSS RENT\***

(BY RACE OF HEAD AND PERCENT OF TOTAL
RENTER-OCCUPIED HOUSING UNITS FOR A PARTICULAR RACE)
TULARE COUNTY
1970



TOTAL	18392	*
V/HITE**	13418	
NEGRO .	404	
SPANISH-AMERICAN	4570	

Numbers in legend represent total renter-occupied housing units for a particular category.

\*Represents contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels, if these are paid for by the renter (or by a relative, welfare agency, or friend) in addition to the rent.

\*\*All races except Negro and Spanish-American.

Source: U. S. Census 4th Count Summary Tape, 1970, Table 19H.

Prepared by Tulare County Planning Department, 1972.

#### MOBILEHOMES

A considerable increase in the number of mobile homes has occurred in Tulare County in the past decade. Since 1970, annual surveys by the County and the cities show a gain of 1,520 mobile homes, 847 in cities and 673 within the unincorporated area. Of these units, 1,155 mobile homes were placed in parks. The actual count of existing units is difficult to determine. From the 1970 Census, 2,167 units can be estimated. Staff believes the Census figure is grossly undercounted.

The State Department of Motor Vehicles 1973 license fee records for Tulare County show 9,387 trailer coaches. The records also break out 4,140 oversized trailer coaches (over 8' wide or 40' long). It can be assumed that the latter units are mobile homes. The remaining 5,247 trailer coaches are between 16' and 40' long. The number of mobile homes within this class cannot be determined. The vehicle license fees collected for the 9,387 trailer coaches was \$28,347 or an average of \$30 per unit. The fees collected on the oversized units totaled \$23,165 for an average of \$55 per unit.

Mobile homes definitely supply a need in the housing market. The latest estimate is that 80% of those families who bought new housing priced under \$20,000 bought mobile homes. Mobile homes can provide safe, attractive, and comfortable living. Many mobile home parks are becoming increasingly competitive with conventional subdivisions, offering the amenities of a luxurious environment.

The State Department of Housing and Community Development, Division of Codes and Standards performs biannual inspections of water, sewer, and gas facilities of mobile home parks. Recreation and laundry buildings are included in the inspection of park facilities. Utility connections and provision for drainage and ventilation of under-floor areas of each mobile home are examined, as well as the location and size of individual accessory structures, e.g. storage sheds. Only the exteriors of mobile homes are inspected. Beginning July 1, 1974, inspection will be made of each mobile home when it is brought to the park, at which time gas and electricity tests will be conducted inside the mobile home. These tests will constitute the only interior inspection. Inspections will not be made for health, safety, and fire hazards.

While the mobile home offers the only nonsubsidized viable alternative to housing in its price range, there are several important disadvantages:

- a. Because of questionable structural longevity, financial institutions will not give long-term financing on mobile homes as they do for conventional homes; this creates higher interest rates. However, the federal government has started to give support for 20-year mortgages.
- b. The State, which has preempted the County's authority to tax mobile homes, uses relatively short-term, eighteen-year depreciation schedules as a guide upon which to partially base its fees.
- c. As a result of the short-term housing depreciation schedule, as well as other variables, a tax inequity exists by which lower taxes are paid on mobile homes than on comparable conventional housing structures. Tax on land is the same.
- d. Since special districts receive no revenue from motor vehicle fees, mobile homes can have an adverse effect on these districts.
- e. Mobile homes do not normally appreciate in value or offer increased equity to their owners.
- f. Unless action is taken at the State level, the tax inequity between mobile homes and conventional dwellings will widen as tax rates rise and as the number of mobile homes increases.
- g. The City of Compton has sued to invalidate the California Factory Built Housing Act because the State does not require fireretardant gypsum material for bedroom walls, but allows the use of plywood.

A variable which could definitely influence future mobile home use would be new legislative efforts directed toward equalizing inequitable tax structure. This type of legislation might substantially increase the cost of the mobile home package, reducing its competitiveness with other housing choices. However, mobile home construction costs have increased 20% since 1971, but price controls, which do not cover conventional housing, have held the increase in mobile home selling price to less than 1%.

## HOUSING GAINS BETWEEN APRIL 1, 1970 AND JANUARY 1, 1974

The construction of new housing units in 1971, 1972, and 1973 set new records nationally and within Tulare County. Housing production within Tulare County each year since 1971 has been higher than any year between 1960 and 1970. The average yearly gain from 1970 through 1973 was 1766 units compared to a yearly average of 1076 units from 1960 through 1969. This is an average increase of 690 housing units per year. The considerable increase in mobile homes accounted for 16% of the total gain in housing units. The cities' housing stock has increased 25%, and the unincorporated area housing stock has increased 9%, for a total County increase of 15%. The City of Visalia and the unincorporated County area accounted for 70% of the total increase.

Due to the 1973 federal freeze of funds for subsidized housing, a major decline in the production of housing was experienced during during the last half of 1973. Increased interest rates, building costs, materials shortages and uncertainty of federal programs will continue to slow down housing production.

Temporary release of impounded federal funds, allocation of monies for existing programs, and the availability of private financing will encourage housing production to return to lower but more normal levels during 1974. New federal support for mobile homes and rehabilitated housing projects may increase these forms of housing sufficiently to offset the decline in conventional housing production.

The following table contains the housing units gained by each city and the unincorporated County area, arranged by order of total gain. In addition, there were 732 substandard housing units removed. The 195 unit average since 1970 is double the yearly average between 1960 and 1970. Present record systems do not tabulate the number of dilapidated (substandard) and deteriorated (aging) housing units which were repaired and returned to sound condition. Recommendations are presented later in this Plan pertaining to this need for additional housing records.

TABLE 19
HOUSING UNITS GAINED AND DEMOLISHED SINCE APRIL 1, 1970

	Conve	New ntional ng Units	Mob Hon	ile nes	Tot Gai		Substandard Units Demolished
	Number	Per Cent	Number	Per Cent	Number	Per Cent	
Visalia	<b>2</b> 887	35.9	473	31.1	3360	35.2	304
Unincorporated County Area	2720	33.9	621	40.9	3341	35.0	507
Tulare	817	10.2	93	6.1	910	9.5	105
Porterville	646	8.0	131	8.6	777	8.1	35
Exeter	247	3.1	59	3.9	306	3.2	5
Lindsay	189	2.4	92	6.1	281	2.9	14
Dinuba	254	3.2	<b>2</b> 6	1.7	280	2.9	18
Woodlake	188	2.3	9	0.6	197	2.1	11
Farmersville	84	1.1	16	1.1	100	1.1	15
Total Cities	5312	66.1	899	59.1	6211	65.0	225
Total County	8032	100.1	1520	100.1	9552	100.0	732

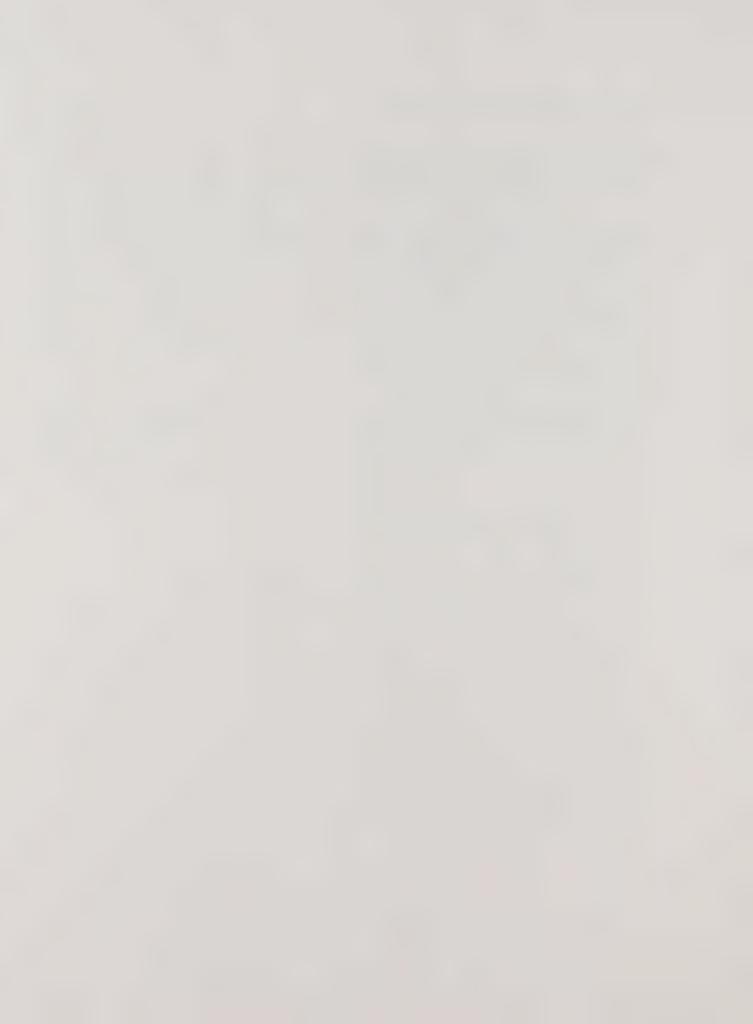
Source: County and cities building permits and Tulare County Planning Department Survey, January 1974.

## TULARE COUNTY ASSOCIATION OF GOVERNMENTS A-95 FEDERAL REVIEW PROCESS

Any proposed development, including housing, which has direct or indirect federal assistance must be reviewed and commented upon by TCAG through the A-95 Federal Aid Review Process.

"Comments and recommendations made by and through TCAG with respect to any project are for the purpose of assuring maximum consistency of project with State, areawide, and local comprehensive plans." This includes the extent to which the proposed project might be revised to increase its effectiveness; also considered are wise conservation and development of natural resources, transportation systems, adequate recreation, community facilities, and high standards of design. (Federal Office of Management and Budget Circular A-95, November 15, 1973, revisions)

The A-95 review process also requires that federal agencies engaged in direct federal development have to consult with mayors and local chief executives as to conformance of locational policies with local plans at the earliest practicable time. The growing concern regarding location of federal buildings and their effect on the communities in which they are located resulted in Executive Order 11512 on February 27, 1970. This order directed the General Services Administration and other executive agencies to consider the social and economic implications of their building location decisions in addition to those traditional factors of site cost and ability of the agency to efficiently perform its functions. More specifically, EO 11512 specifies that the evaluation should give..."due regard for the convenience of the public served and the maintenance and improvement of safe and healthful working conditions for employees; the need for development and redevelopment of areas and the development of new communities, and the impact a selection will have on improving social and economic conditions in the area; the availability of adequate low and moderate income housing, adequate access from other areas of the urban center and adequacy of parking...and the location should be to the greatest extent possible, consistent with State, Regional, and local plans". (Federal Register, Vol. 35, No. 42, Tuesday, March 3, 1970, pp. 3979-3980.)



Chapter III

# HOUSING GOALS, OBJECTIVES, AND POLICIES

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# CHAPTER III

# HOUSING GOALS, OBJECTIVES, AND POLICIES

#### INTRODUCTION

The following Goals, Objectives, and Policies are based on the Housing Studies of 1972 and 1973. The new Policies reflect recent developments, program implementation, and comments from public and private agencies. The State Department of Housing and Community Development approved the original recommendations, emphasizing the importance of continuous monitoring of progress through the implementation of an adequate information system. Certain assumptions are inherent in the consideration of the recommendations:

- Local government alone does not have sufficient resources or control to solve all housing problems.
- Basic solutions and financial support must come from federal and State governments.
- Private enterprise will carry out the major portion of all building programs.
- Citizen support and participation will determine the success of any program.
- 5. Although local government does not build housing, it can encourage and support federal and State housing programs in the local area. Local government can also help developers justify the need for federal housing funds.
- Local government supplies many of the necessary facilities and services required prior to the construction of any housing.
- Local government controls the location, quantity, and quality of the housing which is constructed.
- 8. Local government relationship with any housing unit begins before it is constructed and continues until it is demolished. In the long run, local government responsibility is far greater than that of the developer, financing agency, various owners, or the federal government.

GOAL I: TO ACHIEVE ADEQUATE HOUSING FOR ALL CITIZENS OF TULARE COUNTY REGARDLESS OF RACE, AGE, RELIGION, SEX, MARITAL STATUS, OR ETHNIC BACKGROUND

OBJECTIVE: Adequate Production of New Housing Units.

- 1. The County Board of Supervisors and the City Councils of the eight incorporated cities should encourage the construction of 15,600 new housing units (including mobile homes) by 1980. A yearly progress report should be made at an annual Countywide Housing Conference. The Tulare County Association of Governments could sponsor such conferences, similar to the TCAG conference of 1973.
- 2. Federal and State governments should be encouraged to expand and adequately fund housing programs for low- and moderate-income persons in this area, and to stimulate mortgage financing for such programs. Without federal money for housing or related service facilities, be it distributed to the developer, the family, or the individual, there is little hope for the low- and middle-income person to find adequate shelter.
- 3. Local housing developers and related private agencies should be encouraged to enlarge the functions of their local organizations to provide reporting and communication services similar to those found in other urban areas. Cooperation between private and public housing organizations can help to prevent overbuilding and to direct private resources to areas where the housing need is not being met.
- 4. Tulare County, its cities, and public housing agencies should endeavor to obtain fair distribution of new housing units to meet the needs of all citizens. Special attention should be given to the housing needs of the elderly, large families, individuals, young families, minorities, and fatherless families. An adequate number of day care centers for the young children of working mothers should be encouraged.

- 5. Private developers and financial institutions should be encouraged to build additional units of conventional housing within viable communities. A number of these viable communities have an imbalance of public housing and mobile homes. The continuation of this trend could cause financial and governmental problems in the future.
- 6. The County and cities should continue to seek adequate solutions to the unique housing problems of elderly citizens. The establishment of additional publicly-assisted low-rent housing for the elderly at locations remote from the downtown area (neighborhood shopping, professional, medical, and recreational districts) should be avoided, except where necessary services are available on site or where transportation to such services is provided.

OBJECTIVE: Rehabilitation and Conservation of Existing Housing Stock.

#### Policies:

- 1. The County and cities must encourage conservation of the existing housing stock and the rehabilitation of the 30% which is aging or deteriorating. A minimum joint objective of 15,200 rehabilitated housing units by 1980 should be encouraged in addition to new housing. Federal agencies (FmHA and HUD) can make low interest loans for rehabilitation.
- 2. The County should investigate a tax policy which would encourage rehabilitation and not place a penalty of increased taxes on improved property until the costs of improvement had been recovered. A similar incentive tax policy should also encourage the removal of unsound structures and the return of this land to productive use.

3. Governmental fees for the processing of applications, inspection, environmental review, and developmental services should be continuously reviewed so they will not inhibit housing development. The fees should be waived entirely for the removal of unsafe housing or the rehabilitation of deteriorated housing. Where there are a number of such units for rehabilitation, the County should consider the allocation of public resources, such as road improvement, in a joint project.

OBJECTIVE: Creation of County-wide Uniformity of Governmental Development Regulations to Allow Flexibility of Design, Ease of Processing, and Acceptable Transfer of Annexed Land Use.

- 1. The County and cities should prepare and adopt joint policy resolutions pertaining to improvement standards, code enforcement, and the requirements for connections to central sewer and water systems for development within each city's "sphere of influence" (Urban Area Boundaries), as well as the Urban Area Boundaries and Urban Improvement Lines of viable communities, as adopted by the Local Agency Formation Commission, Association of Governments, the Board of Supervisors, and each city.
- Such standards and enforcement procedures should be developed by a technical advisory committee of the Tulare County Association of Governments.
- The County and all cities should adopt a design review and/or site plan review ordinance. Such an ordinance would apply to most forms of new residential development.
- 4. The County and all cities should encourage the construction of a broad range of housing types to provide the opportunity of choice in the local housing market.

- 5. The cities and County should encourage use of the Planned Unit Development concept involving mixed dwelling types. Existing Planned Unit Development Ordinances within the County and its cities should be updated, with particular attention given to the development of incentives such as higher density, zero side yards, etc., to offset the costs of providing for additional design and amenities offered by the developer.
- 6. State and federal agencies have valid guidelines, policies, and regulations to govern their approval of applications for housing and development. The federal government should be encouraged to locate subsidized housing units in accordance with local plans. It should be County policy not to issue building permits for any of these projects if it is determined by the County that any of these agencies have not required full compliance with their own regulations when such violation would conflict with local County codes, conditions, and policies, or when such development could have a negative effect on the local situation and/or environment.
- 7. Tulare County and its cities should continue to support the concept of "random" placement of public housing units throughout the communities. The benefits to be derived from dispersed placement of housing would include the elimination of the stigma often associated with low-income or "project" areas. Positive motivation for proper maintenance of home and property, improvement of employment opportunities, and higher incomes can be encouraged through greater social interactions with neighbors.

OBJECTIVE: To Monitor the Number, Condition, and Changing Relationships of Mobile Homes as They Relate to the Existing Housing Stock, Public Service, and Tax Policies of Tulare County and Its Cities.

#### Policies:

 A reform of the State Department of Motor Vehicles data classification system should be promoted by local governments. The different types of motor vehicles and trailers should be computed separately.

- It is especially important to separate the number of mobile homes from the number of travel trailers and all other types of trailers. The State should have this information cross-indexed and available by year and location. Because State reimbursements of tax monies to counties and cities are partially dependent upon the number of mobile homes added each year to the housing stock, an accurate count of mobile homes is essential to equitable distribution of the reimbursements.
- 2. The County of Tulare should advocate the immediate adoption of a State program of on-site inspection of the interiors and exteriors of all existing mobile homes for safety, health, and fire hazards. Special attention should be given to older units, units constructed prior to State standards or factory inspection, units on individual lots, and any units constructed outside California. Because the State has preempted those local functions of licensing and setting of mobile home standards, the State should provide the manpower needed for this operation or provide for financing of inspections by local government. The foregoing does not preclude adoption of a County inspection ordinance and the collection of fees to offset the cost of making inspections. Owners of older mobile home parks should be encouraged to update their facilities to meet high minimum standards for landscaping, recreation, roads, sanitation, and a reasonable unit density.
- 3. The County of Tulare should press for equitable taxation of mobile homes. The following alternative methods of tax equalization should be investigated by the County and its cities.
  - a. The use of an annual inspection fee for mobile homes situated on individual lots.
  - b. The following fees for mobile home parks.
    - Block charges for sewerage based on number of sewer connections.
    - Business licenses for mobile home parks.
    - Annual inspection fees.
    - New mobile home park fee (per number of spaces, in addition to a flat park fee).

OBJECTIVE: One Countywide Information Center Where Citizens or Developers Can Obtain Available Housing Information.

#### Policies:

- The Board of Supervisors should consider the creation of a Housing Information Center or the assignment of this function to an existing department or agency. Sufficient staff should be allocated and assigned on a full time basis to perform the following duties:
  - a. Regularly monitor and report to local government pertinent federal and State housing legislation and programs.
  - Communicate with developers and local agencies concerned with housing.
  - c. Supply information to all developers and financial institutions to encourage them to build housing within Tulare County.
  - d. Many citizens who need assistance in obtaining adequate housing are unaware of the many programs available from numerous agencies. The Information Center should assist these citizens in making the initial contact with the agency operating the particular program most helpful to their needs. The Information Center should advertise this service and its location.
  - e. If various housing programs or applications are to be approved, they must be justified in terms of actual need. In order to know and prove the amount and distribution of housing need, large quantities of data are required. Additional reports are required each year by State and federal governments. The Information Center should collect, process, analyze, and distribute necessary housing information.
  - f. The Information Center should work with both the governmental and private sectors to promote investment and channel development to particular areas of need and to work within the sphere of planning policy considerations and mandates from higher levels of government.

2. All agencies receiving housing applications from needy families and individuals should supply the Information Center with a list of unfulfilled applications so the Information Center could try to find other public or private resources to meet this need.

GOAL II: TO PROVIDE ADEQUATE PUBLIC SERVICES NECESSARY FOR A DECENT LIVING ENVIRONMENT

OBJECTIVE: To Upgrade The Quality of Urban Services for Viable Communities, Unincorporated Areas Within Urban Area Boundaries, and Incorporated Cities.

- 1. The County should investigate the possibility of contracting with each city to provide municipal services for the unincorporated fringe areas on condition the city would seek annexation of these areas as soon as possible. The costs of contracted services should be passed along by the city to those receiving such services.
- 2. Where the cost of new facilities would be prohibitive to the property owner or city, the County might wish to consider partial payment for urban services to be provided by the city in an area proposed for annexation. The basis for the rebate would be the savings effected for County government by having the city provide urban management services in areas proposed for annexation.
- 3. The design of residential developments should emphasize character, quality, livability, and the provisions of all necessary services and facilities to ensure their permanent attractiveness.
- 4. Programs should be developed to provide neighborhood parks and recreation facilities for existing residential areas which are presently inadequately served.

- Installation of needed sidewalks, the planting of street trees, and the undergrounding of electric and telephone wires should be encouraged in urban areas.
- 6. Capital improvement programs for street construction, paving, and the replacement of substandard water mains and sewer lines should be coordinated with programs for housing rehabilitation and new private and public housing units.
- Land uses which are not compatible with housing should not be located where they will adversely affect existing or future residential areas.
- 8. The County should pursue various longrange policies to encourage the voluntary relocation of occupants who wish to leave non-viable, unincorporated communities which are slowly dying out. The communities with more than 50% dilapidated dwellings would have first priority for assistance in relocation of residents. Persons wishing to relocate from nonviable communities should be given consideration in the allocation of housing units produced by publicly-assisted housing programs. Where appropriate, the County could consider the use of Agricultural Preserves to cover those sections of non-viable communities or other rural areas where unsafe structures have been removed and the land returned to productive use.

OBJECTIVE: To Protect the Public Health And Safety.

- 1. The Tulare County Board of Supervisors, as well as the Tulare County Association of Governments, should continue their adopted policies which recommend priority allocations for both public and private resources in the viable communities identified in this report. (Explanation and documentation of these policies, is contained in the Water and Liquid Waste Management and Environmental Resources Management Elements of the General Plan, as well as the Housing Study of 1973.)
- 2. In addition to the policy of directing resources to viable communities, caution should be exercised in evaluating available services, particularly those for sewer and water systems, since these services are directly related to the protection of public health. No additional

- housing should be constructed in viable communities not having community water and sewer systems capable of servicing such new units. If it can be shown that no additional strain would be placed on community service facilities by such units (or when adequate services could be provided), new units can be approved by the appropriate agencies. Communities acquiring such capabilities in the near future would be considered to meet such restrictions, as well as those communities falling within the urban area boundaries of cities or viable communities agreeing to supply the necessary services for the proposed units.
- 3. Residential construction should not be allowed in areas where the noise levels will cause discomfort or affect the health of the occupant, inside or outside the residence. In some areas of California, housing is allowed in areas where the exterior noise level prevents the occupants from opening windows. Where the normal exterior portion of a residential lot cannot be used because of noise, property rights have been illegally taken. Although structures can reduce the interior noise level, the full use of the normal exteriors must be allowed. Single family homes, apartments, and mobile homes should not be located adjoining freeways, railroads, airports, or other noise generators unless it can be shown that adequate buffers will reduce the noise to allowable levels before it reaches the exterior portion of residential property normally used as part of the dwelling.
- Local zoning ordinances and building codes should be revised in order to implement these recommended policies.
- 5. The County should encourage an on-going, active program designed to eliminate unfit, unhealthy, dangerous, structurally unsafe, and fire hazardous housing units which are in such condition as not to be reasonably repaired or rehabilitated. All departments or agencies having knowledge of such units or the vacancy of such units should be instructed to immediately notify the County Building and Health Departments and Fire Warden.
- 6. As is financially feasible, the Board of Supervisors should instruct the Building Department, Health Department, and Division of Forestry Fire Warden to share the responsibility and staff support required

to inspect all unsafe, unhealthy, and fire hazardous housing units in the County. The program would consist of regular inspection, safety advice, notification of required improvements, and when necessary, the removal of unsafe housing units. These departments should keep a continuous, uniform record of action taken. A progress report should be submitted to the Board of Supervisors yearly, and should be made available to other concerned agencies. The Board of Supervisors should encourage all concerned agencies to develop a cooperative use of staff personnel. The purposes of such a program would be as follows:

- a. To conduct more complete inspections to protect citizens from all health, safety, and fire dangers.
- b. To reduce the number of inspections necessary at different times by many agencies.
- To promote greater communication between agencies.
- d. To reduce duplication of effort.
- e. To maintain the cooperation of the homeowner by reducing the number of inspections. (Building, Health, Fire, Welfare, Assessor, Agriculture, Planning Departments, as well as State and federal agencies, inspect private property or interview property owners, all at different times.)
- f. To develop a team approach, crosstraining, and allocation of work load among agency personnel.
- 7. Each incorporated city within Tulare County should be encouraged to follow a similar program as outlined above (if such a program does not exist), and they should be encouraged to coordinate their records with the County.
- 8. The condemnation procedures should be streamlined. Programs or policies should encourage voluntary demolition in order to produce more rapid results.
- 9. As part of the County's and cities' increased efforts to remove unsafe, dilapidated units, families living in such units should be given consideration in the allocation of housing units produced by publicly-assisted housing programs as well as other related housing programs.

COAL III: TO OBTAIN MAXIMUM USE AND SUSTAIN-ING YIELD OF RESOURCES THROUGH CONSERVATION AND EFFICIENT MANAGEMENT

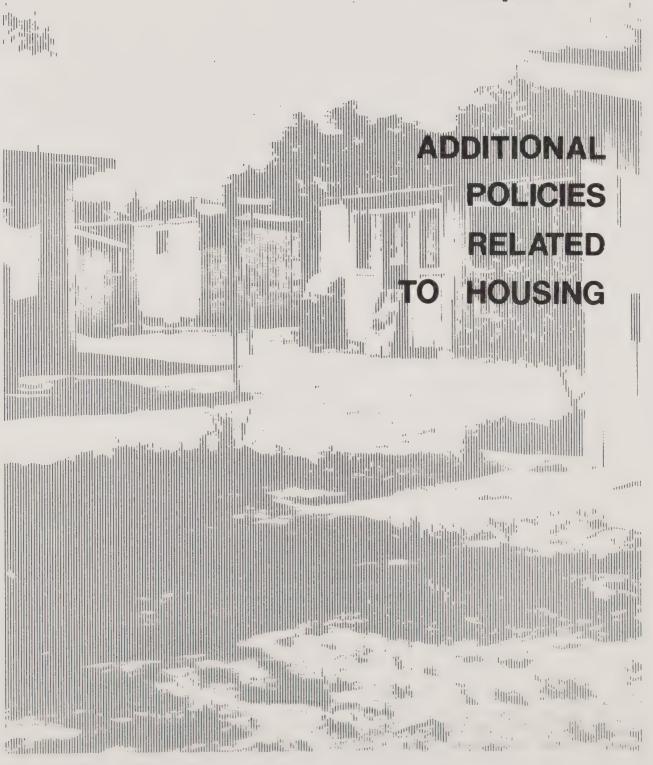
OBJECTIVE: To Protect Agriculture and the Environment by Locating Urban Uses and Services Within Urban Area Boundaries of Cities and Viable Communities

- 1. The County and cities should discourage the development in rural areas of housing that is not directly farm-related. Lands not now committed to urbanization should be made available only upon a demonstrated need. All new urban development should be required to be a direct extension to existing urban development and be located within the Urban Area Boundaries of cities and viable communities. Urban services should be allowed only in accordance with an orderly plan for expansion.
- The full development of skipped-over vacant lands within the urban areas should be promoted.
- Existing investments in public utilities and facilities should be utilized before commitment of public expenditures in new and presently undeveloped areas.
- 4. The County and its cities should continue to evolve a growth or service center approach to County-wide resource management as adopted in the Water and Liquid Waste Management, Open Space, Conservation, Recreation, and Housing Elements of the General Plan. Public resources are concentrated within these designated service centers located within each sub-area of the County. These urban areas and viable communities are so located as to serve all the populated areas of the County.
- 5. New housing and related development should be located only where it is in harmony with the natural environment:
  - a. New housing shall not be allowed to disrupt or alter the appearance or surroundings of an historic or archaeological site.
  - b. New housing shall not be allowed to have a harmful effect on natural, ecological, cultural, or scenic resources of national, State, or local significance.

- c. New housing shall have no inconsistency with any national, State, or local standards relating to the environment; have no substantial effect on air and water quality or noise levels for adjoining areas; involve no contamination of water supply system or adverse effect to groundwater, flooding, erosion or sedimentation; and affect no rare or endangered species of animal or habitat of such an animal.
- 6. New urban housing should be located where adequate services and facilities are available, where there is good accessibility to employment and recreational opportunities, and where opportunities exist for the enrichment of the living environment.
- 7. Reasonable environmental management of natural resources should be encouraged so that building materials are not wasted or lost. The use of renewable resources should be stressed. They should be managed to produce a sustaining yield to match long-term demand. The needs of Tulare County and its cities should hold a high priority on the natural resources of the County prior to exportation of these resources to other areas.



Chapter IV





#### CHAPTER IV

#### ADDITIONAL POLICIES RELATED TO HOUSING

## ADDITIONAL GENERAL PLAN POLICIES RELATED TO HOUSING

In the preparation of this Housing Plan, staff has reviewed all existing General Plan Elements for Tulare County and its cities in order to interface respective policies and to prevent conflict among these policies. Those recommendations that have a direct bearing on the proposals presented in this Housing Element have been incorporated into the policies presented for adoption.

The following statements reflect recommendations taken from General Plan Elements already adopted or in preparation. These statements are presented for review only and not for adoption within this Housing Element.

# ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT PHASE I (OPEN SPACE, RECREATION, CONSERVATION)

- 1. Urban development, within established
  Urban Area Boundaries of municipalities
  and around the periphery of other growth
  centers in the County, should proceed in
  orderly sequential fashion, with coordinated extension of utility services and
  avoidance of fragmented urban growth extension. The locational control of growth
  distribution will allow maximum conservation of useable agricultural land, natural
  amenities, and cultural heritage sites,
  as well as efficient provision of urban
  services and vehicular travel needs.
- 2. Urban uses should be permitted on Class I, II, and III soils only when they are located within Urban Area Boundaries around each municipality and service center community within the County.
- 3. Urban growth should not occur in flood plains, near waterlines, on scenic and historic sites, valuable resource lands, aquifer recharge areas, and other protection areas designated on the Open Space Plan, unless such use can be designated to the compatible and unintrusive.

- 4. Developers of lands to be utilized for urban purposes should be required to donate a minimum of 10 percent of the gross acreage or 10 percent of the gross raw land toward implementation of the recreation system plan, whichever the affected jurisdictional agency designates. Such lands could include flood plains, scenic and historic sites, shorelines, and recreation areas which are designated as a part of the County-wide Recreation and Open Space System Plan.
- 5. Developers of new subdivisions who promise to build private or public recreation facilities should be required to post adequate bonds or cash deposits to assure completion of the entire facility.
- 6. When approving recreation subdivisions and building permits within foothill and mountain areas, provide for control of destruction of vegetation which may cause undue erosion. Require a plan and a bond for guarantee to be submitted prior to the time of construction which will designate the natural vegetative growth to be retained and/or destroyed and ascertain possible harmful effects which may be remedied by careful construction practices.
- 7. Building and road construction on slopes of more than 25 percent should be prohibited and development proposals on slopes of 5 to 25 percent should be accompanied by plans for control or prevention of erosion, alteration of surface water runoff, or increase of soil slippage or wildfire occurrence.
- 8. The County of Tulare encourages homesites and recreation developments which occur along waterways and waterbodies, to leave a riparian buffer strip, as open space, in order to continue the existence of the waterway in a natural state. This policy does not specify public access to, across, or along the open space. Special attention should be given to preservation of trout habitat.
- Identify areas particularly susceptible to wildfire and allow mammade uses only where it can be demonstrated that they do not appreciably increase fire hazard.
- 10. Standards for "flood proofing" and similarly planned protection should be made a part of routine land division and local land use regulations.
- Hazardous building areas should be zoned for open space, conservation, and recreation use.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT PHASE II (SOILS, ANIMAL WASTE, BIOLOGICAL RESOURCES)

#### SOILS ELEMENT, VOLUME 2

- Areas classified as prime agricultural land should be preserved for agricultural use when outside of Urban Area Boundaries. This should not be used to justify leapfrog or scattered development on prime agricultural soils even though within Urban Area Boundaries (Class 1, 2 & 3 soils).
- Significant deposits of sand and gravel should be reserved as open space until they can be developed. Any significant deposits of sand and gravel within urban areas should be identified and marked on a County-wide resources map. Such areas should be zoned for resource extraction until such extraction has been completed, and then zoned for subsequent uses.
- 3. Adopt adequate grading, erosion and sedimentation control ordinances to apply to all subdivision and parcel map developments. To assure conformance to the ordinances, a performance bond should be required.
- 4. Areas subject to slides or severe hazards to public safety, such as soils which cannot provide a good foundation under any circumstances, must be placed in open space zones where construction of buildings is prohibited.
- 5. Areas of excessive slope (or over 15%) should not be used for ordinary development purposes but only with special care and extraordinary design features.
- Areas of high water table and unstable soil conditions should be placed in open space zoning.
- Areas dominated by soils which exert severe limitations for urban development shall be retained in open space or low intensity uses.
- 8. When zone changes occur with regard to existing uses, the Zoning Ordinance should be amended to provide for the connection of such uses to community sewer systems, where those systems exist within 1,320 feet of the parcel of land containing the use (where such uses are not now connected to community systems).

- 9. Soils defined as having severe limitations for septic tanks such as hardpan, high water table, etc., should not be allowed to be developed for improved use such as residential, commercial, or industrial unless they are on community sewer systems.
- 10. Areas should be identified within Urban Boundaries in which soils are not suitable for onsite disposal of sewage effluent. These areas could then be designated for small lot development, where urban development should only be permitted when it can be connected to community utility systems. In areas of moderate limitation, urban development should be carefully considered and approached with caution when developed without the use of community systems.
- 11. All occupied buildings proposed to be constructed within 1,320 feet of a community sewer line should be required to connect to such a system.
- 12. Large lot zoning of land in areas where septic tank effluent cannot be handled well within existing soil limitations should not be allowed. Public sewer systems are economically infeasible in such areas; therefore, when outside feasible service areas for community sewer systems, land should not be divided for urban or suburban uses or allowed building permits for occupied structures, other than farm dwellings.
- 13. Structures and onsite sewage disposal systems should be prohibited in primary flood plains, and permitted only in secondary flood plains when appropriate protective devices are used.
- 14. High percolation rates on steep slopes indicate a potential for hazardous surfacing of effluents. Septic tank systems should be prohibited in such places.
- 15. Sewage lagoons for community systems, if such systems are used, should not be permitted in areas with severe limitations for sewage lagoons. In areas with moderate limitation, careful consideration should be given to the hazard before approving such lagoons and appropriate conditional safeguards required.

- 16. Erosion problems can be especially difficult in areas undergoing conversion to urban uses, where irrigation has been terminated, or construction practices have removed the top layers of soil. Where land has been cleared and is being held for urban uses, require ground cover to be sown (such as annual grasses) or use other means of holding the soil until landscaping can be completed.
- 17. Individual septic systems and attendant leach lines or pits should be located on the same parcel of land as the structures or facilities served.

#### ANIMAL WASTE ELEMENT, VOLUME 4

- 1. The selection of a site should consider the microclimate extremes in wind, solar radiation, and precipitation, as well as distance from residential areas and public gathering places, and the attitude of immediate neighbors. Wind can be controlled to some extent with natural land forms or vegetative shelter belts. Zoning can be useful to prevent the encroachment of residential, shopping, and recreational areas into nearby lands adjacent to large animal operations, and thereby reduce conflicts in land uses.
- 2. A new dairy, feedlot, swine or poultry raising structure shall not lie within a windshed area as defined on the Open Space Map of the Environmental Resources Management Element for Conservation, Open Space, and Recreation of Tulare County, nor within shorelands, primary flood plains, within 1,000 feet of the boundary of a public park, in sinkholes or areas draining into sinkholes, or within one-half mile of the nearest point to a concentration of ten or more private residences at the time of issuance of permit.
- 3. The new dairy or feedlot, swine, or poultry raising operation should not have its main structures less than the distance (1,300 feet minimum) shown on the Micro (local area) Windshed Diagram to an occupied dwelling owned by a property owner other than the site owner/operator.
- 4. The applicant shall demonstrate that liquid and solid manure will be handled in such a manner as to prevent a nuisance caused by any fly breeding, dust, or odors. Dust, odor, and flies shall be kept to a minimum, and shall not be allowed to become a nuisance to adjoining properties.

5. All exterior lighting shall be so adjusted as to deflect direct rays away from public roadways and adjacent property.

#### BIOLOGICAL RESOURCES ELEMENT, VOLUME 3

1. Local and State agencies and private developers should avoid destruction of flora during the course of their prescribed construction, repair and maintenance. Zoning and building codes should be amended to reflect such operations.

#### ADDITIONAL GENERAL PLAN ELEMENTS

#### WATER AND LIQUID WASTE MANAGEMENT ELEMENT

1. In addition to the major reference to water and liquid waste contained in the Summary and Policies of this Housing Plan, the reader is referred to a series of maps following Page 253 in the Water and Liquid Waste Management Element. The maps show existing (1970) land use and projected land use and services (to 1990). The maps showing existing land use delineate areas of poor housing.

#### URBAN BOUNDARIES ELEMENT

 Urban Area Boundaries have been used as a major locational determinant for housing and urban services through the Summary and Policies section of this Housing Plan.

#### AIRPORT MASTER PLAN

 The Airport Plan does not address the housing situation. However, this Housing Plan recommends that housing should not be located where it can be adversely affected by airport operations.

#### FLOOD PLAIN MANAGEMENT STUDY

- The Subdivision Code should be amended to insure that the future development of areas subject to flooding will be consistent with standards designed to eliminate or minimize flood hazards.
- The Tulare County Building Code should be amended to include provisions for flood-proofing techniques in order to render the building code in harmony with other flood plain regulations.

#### LAND USE ELEMENT

1. The County Planning Department has completed 4-digit level land use for all unincorporated communities, as well as the Cities of Exeter and Farmersville. This information has been placed on reproducible maps. The land use has also been measured and tabulated for acreage and percentage of different classifications of land use. The Cities of Exeter and Farmersville have been given the material relating to their areas and it is being used in the creation of their new general plans and zoning maps. The remaining County maps and calculations were used during the rezoning program for all the unincorporated communities. This valuable information is also being used in the current program of preparing general plans for urban areas and viable communities within the unincorporated areas.

The land use data and maps are also being used in the County-wide Transportation Study. The cities of Visalia, Lindsay, and Dinuba have followed the same land use mapping system as the County. These three cities have prepared land use maps covering all areas within their Urban Area Boundaries. The use of the same system allows comparison and exchange of land use data between the cities and the County. If the remaining three cities - Tulare, Porterville, and Woodlake - would complete a land use study using the same system, the total County would be covered by a uniform system.

There are three major advantages of the 4-digit system used by the County: (1) It allows expansion and computerization at a later date (eg. 1980); (2) It ties into a number of land use systems used by federal or State agencies; (3) It can be used in levels of land use breakdown such as 1-digit, 2-digit, etc., and in different combinations of land use categories.

Agricultural and other land uses have also been collected and placed on reproductible maps for all areas outside Urban Area Boundaries and unincorporated communities, excluding the mountain areas. This same 4-digit classification system has been used for this land use. When new aerials become available this year, they will be used, along with detailed land use information computerized by the Agricultural Commission, to recheck the above land use maps and to prepare an overall agricultural map of Tulare County.

#### TRANSPORTATION AND CIRCULATION ELEMENT

1. The Transportation Study is a two-year program for Tulare County and its cities. Policies have not yet been formalized. It is vital that projected housing goals (housing units needed by 1975 and 1980 for each city and community) be made a part of this Transportation Study and its recommendations; otherwise the transportation system in 1975 and 1980 will be inadequate to serve the residential areas. Transportation policies relating to employment have major implications for housing in general and in particular to lowand moderate-income housing. Adequate transportation is a prime criterion for federal approval of subsidized housing.

## HOUSING ASSISTANCE AND COMMUNITY DEVELOPMENT PLAN

#### FAMILY HOUSING

#### Units Per Site And Site Locations

As a general policy, especially in the larger cities, no more than 20 units will be encouraged to be placed on one site and no site will be encouraged to locate within approximately four city blocks of other federally subsidized lower income housing of twenty or more units. Exceptions can be made for elderly housing where additional services would justify such additional density. Exceptions can also be made for small communities where available land within the existing water and sewer circulation systems is limited and where no resources are available for extension of services outside the system.

Reason: It is not necessary, at the market rents that appear to apply to this County, to continue patterns of housing low and moderate income families in areas of concentrations of low and moderate income families. It is also detrimental to the communities, including the school systems, to continue to impact certain identifiable areas as low-moderate housing areas.

#### Open Space

There shall be a minimum of 750 square feet, unroofed, of open space per each bedroom in the housing unit on any site. Such open space shall be readily accessible to the majority of residents and maintained in a usable condition.

Reason: A healthy balance of usable open space and housing will avoid reaching population densities which themselves can create and/or foster the creation of social situations commonly found in dilapidated, crowded areas. It is not the purpose of this County to produce negative social situations, rather it is the purpose of this County to provide optimum conditions for healthy social situations. On sites where little or no personal yard areas exist, a large common area developed for activities is required.

#### Room Orientation

The living, dining or kitchen areas shall provide for visual contact with the back yard areas. For example, a living room with visual exposure with the front yard can have the kitchen and dining areas with visual exposure with the back yard. All three areas are thus in proper visual exposure. Any combination can be made. There shall be access to the front yard from either the living or dining areas, or entry way to them, and there shall also be direct access to the back yard from one of these three areas.

#### Storage

There shall be inside and outside storage areas, the inside storage capable of storing common household items such as vacuums, hand tools, clothes, etc. A garage with adequate space for a full size automobile and sufficient area to store lawn equipment, bicycles, etc., is acceptable. If a car port is to be used, there shall be available private, locked, outside storage areas of sufficient height to stand in and sufficient room to store a full size motorcycle and lawn equipment.

#### Published Rents

The County of Tulare believes it is not in the best interest of present renters to artificially escalate rental rates through the publishing of HUD Market Rents as these rents include cost factors and managerial responsibilities not common in our area, such as utilities, maintenance, gardening, etc., as part of the published market rents. Massive misinterpretations of the published rental rates could, and most probably would, mean that the HAP Program will have artifically created rental rate increases. Therefore, market rents will be available upon request from HUD district office.

#### Improvement Standards

Any proposed development of new housing under agreement for HUD Section 8 rent support, is to be located within the adopted Improvement Line of any city or viable community; shall not be approved unless the connection to adequate water and sewer system is guaranteed. If the location is outside the boundaries of a Utility District supplying such service, annexation to such district shall be required.

#### ENVIRONMENTAL IMPACT REVIEW PROCEDURES

The California Environmental Quality Act (CEQA) citation requires an analysis of the environmental impact of proposed public and private projects. As required by CEQA, the Secretary of Resources has adopted guidelines for the preparation of environmental impact reports.

Recent court decisions, in addition to State legislation, have mandated the review of the environmental impact for any type of development and/or construction requiring the issuance of a permit by a public agency. All federally subsidized housing projects are included within the scope of the environmental review procedure.

Tulare County has used its recently adopted Environmental Resources Management Element of the General Plan and the County Guidelines prepared for the State of California as the basic standard texts for all review. Such review and the approval of same are governed by the policies, procedures, guidelines, and regulations contained in the Board of Supervisors Resolution No. 72-3900 (December 19, 1972).

The environmental review process considers the short- and long-range effects of all types of construction, including housing projects, on the physical, natural, and human environments. This process also evaluates the effect of other proposed uses such as industrial, commercial, or governmental developments on existing and future residential environments. The effects of existing physical environments and land use on proposed residential developments are also presented. The purpose of the environmental review process is not only the protection of the physical environment, but the achievement of harmonious relationships between all land uses and human enterprises. Environmental Impact Reports neither approve nor disapprove any project. The function of the EIR is to present all necessary environmental information required by local governmental bodies to make decisions.

Since January, 1973, over 500 projects, most of which are directly or indirectly related to housing considerations, have been processed through the County environmental review process. A variety of issues were involved, such as air quality, water quality, noise, safety, energy conservation, public utilities, population, and traffic densities, etc. The EIR process, as implemented within Tulare County, is a valuable tool for the protection and safety of existing and future residential developments and the total living environment.

## ALLOCATION PLAN FOR FEDERALLY SUBSIDIZED HOUSING

The following section of California Government Code prohibits discrimination against federally subsidized housing.

Section 65008. Any action pursuant to the provisions of this title by any city or county in this state which denies to any individual or group of individuals the enjoyment of residence, land ownership, tenancy or any other land use in this state because of religious or ethnic reasons is null and void. This section shall apply to a chartered city.

No city or county shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against any residential development or project because of the method of financing or the race, sex, color, religion, national origin, ancestry, or age of the intended occupants of such development or project.

Nor shall any city or county treat federally subsidized, assisted, or insured housing in any manner differently from conventional housing except pursuant to an affirmative plan to encourage such housing, which plan has been approved by the Director of the Department of Housing and Community Development.

Low- and moderate-income housing should be considered an integral part of land use planning and be accorded the same stature as other residential uses. Low- and moderate-income housing is as essential as schools, open space, or industry. It should be supported by community resources. This housing affects employment capacity, the stature of citizens, and the level of health and living standards. Recent court rulings have stated that any city must accept its fair share of low- and moderate-income housing, including units to house minority and low-income families overflowing from metropolitan areas.

A number of regional associations, counties, and cities within the United States have enacted Affirmative Plans, Allocation Plans or Dispersal Plans to require, encourage, and distribute low- and moderate-income housing. These plans contain elaborate rating systems to determine and assign the number of low- and moderate-income housing units to each community, city or area. Although the courts have ruled that developers cannot be required to construct a certain percentage of low-income housing within each conventional subdivision, a number of cities do offer increased density and reduced standards in order to promote low-income housing.

Within Tulare County, the need for any type of sound housing is well documented. No local zoning ordinance prohibits low- or moderate-income housing. Federally subsidized housing is allowed in all residential zones. Considerable progress has already been made in the construction and location of low- and moderate-income housing within Tulare County and its cities. The federal government already requires project location and site selection criteria for federally financed housing projects.

An Allocation Plan assigning minimum and maximum quotas of low- and moderate-income housing units to cities and communities within Tulare County is not recommended at this time. However, guidelines for site selection are recommended.

Federal criteria for project selection and location of subsidized housing include the following: improving locations of low(er) income families, number and location of existing federally subsidized housing units and accessibility to social, recreational, educational, commercial, health facilities and services, employment, and transportation, and orderly growth consistent with housing and other plans of local and regional government. For a superior rating, the housing must embody outstanding land use and architectural treatment and be free from adverse environmental conditions such as instability, flooding, septic tank backups, sewage hazards, mudslides, harmful air pollution, smoke, dust, excessive noise, vibration, vehicular traffic, rodent or vermin infestation, and fire hazards. Considering both long-term and short-term effects, such housing must not impact or impair ecologically valuable or significant natural areas such as wildlife areas, groundwater or surface water areas, park lands, or significant historical or archeological areas. (Title 24 Housing and Urban Development, Federal Register, Vol. 37, No. 4 [January 7, 1972], pp. 203-211).

In addition, HUD standards for site selection which the Housing Assistance Office must observe when reviewing a local Housing Authority site proposal, focus on six general considerations: (1) the suitability of the site in relation to the surrounding neighborhood and the plans of local government; (2) the physical characteristics of the site; (3) the use of scattered sites as opposed to the use of single sites; (4) the cost of the site itself and of the required site improvements; (5) the feasibility of relocating all site occupants to standard housing within their financial means, in reasonably convenient locations that are available on a nondiscriminatory basis; (6) the suitability of the site from the standpoint of facilitating full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964. These six considerations form the basis for the determination of the adequacy of any site submitted.

It is recommended that the Tulare County Association of Governments, Tulare County, its cities, the Housing Authority, and the redevelopment agencies use the following criteria as guides when reviewing, approving, and locating low- and moderate-income housing:

- 1. Local government should receive verification that all federal requirements, such as the criteria mentioned above, have been adequately met. Prior to granting any necessary local approval for federally subsidized housing, local government should be able to review the federal application, the supporting documentation, and the federal evaluation report.
- 2. All recommendations pertaining to conventional housing presented elsewhere in this Housing Element should also be applied to federally subsidized housing.
- 3. All residents of a local jurisdiction should have the opportunity to be accommodated in housing units which are comfortable, safe, sanitary, and of adequate size.
- 4. Persons who work in a local jurisdiction should have the opportunity to live there if they so desire.
- 5. The need for new or rehabilitated subsidized housing must be a primary consideration. Such need can be measured by the condition of existing housing, overcrowded conditions, low income, projected population increase, etc.

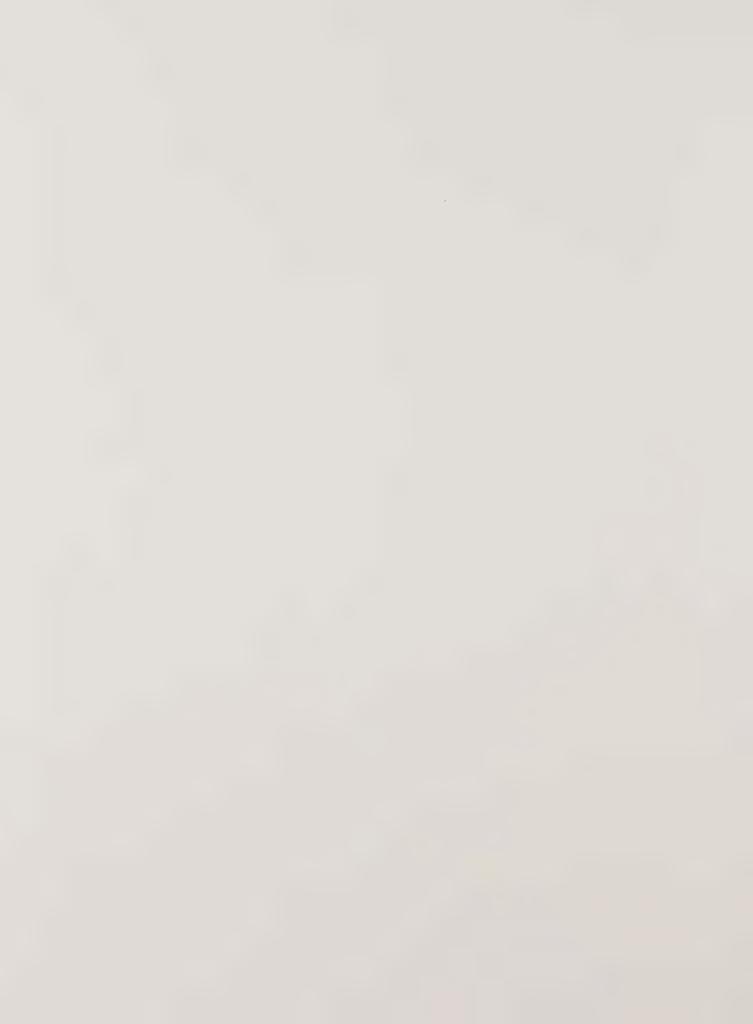
- 6. The comprehensive economic and social betterment of the individual or family should be given equal consideration with the well-being of the community. The availability of social, recreational, cultural, educational, commercial, health, police, fire, day care centers, and other public facilities and services should be considered.
- 7. Physical and environmental factors must be reviewed. These include, but are not limited to the following: public utilities, water and liquid waste facilities, topography, flooding, soil condition and stability, air pollution, smoke, dust, odor, excessive noise, vibrations, rodents and vermin infestation, fire hazards, impaired groundwater and surface water, park lands, preservation areas, significant historical or archeological areas, and wildlife areas.
- 8. Community factors which should be reviewed are social impact to surrounding neighborhood and community; ability of existing schools to absorb increased enrollment; compatibility of surrounding land uses; the crime rate; and zoning and general plan policies. Low- and moderate-income housing should not be located in areas unsuitable for conventional residential developments such as flood plains, areas adjacent to airports, industrial areas, freeways, etc.
- 9. There must be access to existing circulation systems, transportation, and  $\ensuremath{\mathsf{employment}}\xspace$  .
- 10. To enhance the achievement of social goals and to prevent the creation of economic ghettos (especially within small communities), both private and public sponsors should attempt to disperse lowand moderate-income housing throughout the County. It is undesirable to create an oasis of new housing in an area surrounded by blight and substandard housing. It should be the policy of Tulare County, its cities, the Housing Authority and the redevelopment agencies to use subsidized housing to replace substandard and unsafe housing whenever possible, if the units cannot be rehabilitated. The "multiplier" (spin-off) effect of new housing can also help to conserve good areas and to arrest decline in poor areas. However, the cost of low- and moderateincome housing should be evaluated in relation to the goal of replacing unsafe housing.

- 11. The location of public housing and public investment must be related to a sound investment and growth strategy and a resourceful distribution policy.
- 12. The communities which can be considered for subsidized housing are those viable communities which can generate sufficient public revenue to find and maintain necessary public improvements. Assessed valuation and bonding capacity are vital factors determining the improvement of public facilities.
- 13. Special consideration should be given to communities which do not receive sufficient attention from private housing developers.
- 14. Federally subsidized low- and moderate-income housing should be integrated into the structure of the community. The amount and location of existing subsidized housing should be considered. It is undesirable to impact one or two neighborhoods with large numbers of subsidized low- and moderate-income housing units.
- 15. The number of households which should be accommodated in a local jurisdiction should be limited to those which could feasibly by absorbed in the jurisdiction, in terms of the amount of vacant land within the Urban Area Boundaries.
- 16. Prime agricultural land outside of Urban Area Boundaries should not be taken for public housing.

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#### CHAPTER V

#### HOUSING AGENCIES IN TULARE COUNTY

TULARE COUNTY HOUSING AUTHORITY

The Housing Authority of Tulare County began operations in 1945. Presently there are more than 1,100 families housed by the Authority's three basic programs, which were discussed in the 1971 Housing Study. The following is a brief summary of the Housing Authority's basic programs - Farm Labor Center, Permanent Low Rent, and Section 23 Leased Housing - as well as new programs and proposals.

#### Farm Labor Center Program

The two farm labor centers for agriculturally employed families shelter approximately 1,546 persons in 365 units. There are 95 garden homes, 60 apartments and 10 demonstration units. These units were built between 1938 and 1939. The 200 FmHA units were built in 1969. The units range in rent from \$47 to \$60 per month. The rent for garden homes and older apartments includes gas and electricity. All rental rates for all types of units include water, sewage, and garbage collection.

Because of the increased demand for agricultural workers, adequate housing and related services are necessary to attract and encourage a permanent agricultural labor force. The Housing Authority's application for 400 new farm labor housing units was supported by the agricultural community and elected representatives for Tulare County. Of \$18,000,000 available for the national farm labor housing program, \$3,000,000 has been committed in a loan to the Tulare County Housing Authority by Farmers Home Administration. One million dollars will be used to rehabilitate the 165 old units and provide recreation facilities in the existing labor centers. The remaining \$2,000,000 will be used to construct 100 new farm labor family units. An application for 300 additional units has been processed. All 400 new units will be dispersed in the 13 areas of the County where the agricultural labor need is greatest. They will be located in community service areas where medical, educational, job training, social services, and counseling service are available and where tenants will join a community rather than be isolated from social contact.

#### Permanent Low Rent Program

The Permanent Low Rent Programs are required by State law to be approved by referendum in each community before receiving 100% construction grants from the Federal Department of Housing and Urban Development (HUD). Rents paid provide the funds for operation, maintenance, reserves, and payments in lieu of property taxes. There are 175 existing units in 4 communities and applications have been made for 375 additional units. Construction of approximately 110 units will begin in 1974. Fifty of these units are proposed for elderly tenants. Based on new federal standards, tenants pay 25% of their adjusted income for rent and utilities. Adjusted annual income limits for admission are \$3,900 for one person to \$6,900 for a family of ten. Other factors, such as governmental displacement, disability, etc., may influence individual cases.

#### Section 23 Leased Housing Program

Section 23 housing units are leased by the Housing Authority from private owners of homes and apartments. HUD estimates the interest expense that would have accrued if Permanent Low Rent units had been constructed, then makes available to the Housing Authority this amount of money to lease housing over a ten-year period. Since the Authority can offer a guaranteed rent, they are able to locate units (mostly new units) at below-market rental rates. Combining HUD subsidy with rents, income is generated to cover administration, operation, limited maintenance, and other program services. The unit owners pay regular property taxes. New units constructed and owned by private developers for this program represent additions to the County's standard housing stock. Approximately 600 leased units are located in seven incorporated cities. Adjusted annual income limits for admission range from \$4,500 for one person to \$7,900 for a family of ten, somewhat higher income limits than for the Permanent Low Rent Program. The higher income limits for admission allow for a greater spread of incomes among tenants. As tenants' incomes rise, so does the tendency to purchase conventional housing or to rent at the market rate. Because of its higher rate of turnover, Section 23 units serve more families in a given period of time. Rent is set by the federal government at 25% of adjusted income.

The Section 23 Leased Housing Program distributes houses throughout the community instead of locating them within one large site development. The tenant families thereby benefit from the established, more stable neighborhood environment. Responsibility for budget accounting, preventive maintenance, and the experience of living in an economically integrated community make the move to home ownership easier and more natural. Present plans call for an acceleration of this process through counseling, once subsidized home ownership programs are re-established. When subsidized mortgages were available, Section 23 Leased Housing tenants were moving up to home ownership at the rate of 1% to 2% per month.

#### New Rent Standard

Federal legislation during the past few years has brought many housing authorities to the brink of bankruptcy. The Brooke Amendments froze Permanent Low-Rent and Section 23 Leased Housing at 25% of adjusted family income for rent and utilities. The promised subsidies to make up fiscal losses were inadequate. As a result, the Tulare County Housing Authority was forced to divide the housing units among families paying different rents, blending these rents to produce a balanced budget. Therefore, families which would have paid the lowest Section 23 fixed rent (\$46/mo.) were temporarily excluded until the average rent was achieved for all units.

#### Results of Existing Program

Most of the families housed by the Authority have never before enjoyed a standard house with adequate bathrooms, modern kitchens, and uncrowded bedrooms. A marked change in the attitude of children is seen when they are not ashamed to bring friends to their home, or when they have adequate space for rest and study. Pressure and violence are lessened with the absence of overcrowding. Middle class values (not to be confused with racial values) tend to be adopted when the family is no longer locked into an area where all neighbors share the problems of low income. The circle of poverty, ill health, lack of education, low income, and welfare has been permanently broken for some families, individuals, or children.

#### NEW PLANS AND PROPOSALS

In addition to the previously mentioned applications for more farm labor and permanent low-rent housing, the Housing Authority has other proposals to increase and improve the housing stock of Tulare County.

#### Springville Hospital

On March 5, 1974, the voters of the Springville area voted 356 to 20 in favor of the conversion of the County's vacant Springville Hospital to low-income senior citizen housing. The County has reserved \$1,250,000 of County funds to remodel the 46-acre facility. The Housing Authority will reimburse these funds to the County over a span of approximately 14 years. The Housing Authority proposes to provide 130 apartments for the elderly under the Section 23 Leased Housing Program. Available on site are spacious and modern recreational facilities, as well as a clinic building which will enable the Springville community to attract needed medical and dental services. The results of a recent survey indicate that more than 2,000 low-income elderly citizens would like to take advantage of special housing similar to the proposed facility. Regular transportation to and from Porterville is planned.

Eventual Housing Authority purchase of the property from the County is a possibility, especially if a significant number of additional housing units could be added to the site. Special legislation could allow for the grant and low-interest loan arrangement needed to assure continuance of low rents.

#### Rehabilitation of Section 235 Housing

A growing number of relatively new, federally assisted (Section 235) homes in Tulare County are being abandoned and left to vandals. The Housing Authority is proposing that HUD allow the Authority to lease these units. The Authority would clean up and repair the units, then lease them to low- and moderate-income families, most likely to those whose income is too high to qualify them for other low-income programs.

Section 235 housing units are financed through private mortgage companies. If a buyer defaults, the government pays off the loan and assumes ownership. There is often a two-year period between abandonment and governmental possession. It is proposed that a purchase option contract be signed with the tenant when he moves into the house. The contract would require the tenant to avail himself of home ownership counseling, maintain the condition of the house, and faithfully pay the rent. If these requirements were met, the contract would allow the tenant to purchase the house at market value. A subsidized mortgage would be available for those qualifying families. For those families not eligible for subsidized mortgages, an equity growth plan could be established through rent payment and the increased market value of the housing unit. This plan would reduce mortgage cost, thereby improving the chances of obtaining a mortgage on the property.

Where Section 235 homes have been clustered together, a considerable number have been abandoned. New federal policies do not allow the clustering of a large number of these units. Where this type of unit has been individually located in neighborhoods throughout the County, few problems occur. It is hoped that the Housing Authority proposal can be implemented to return many abandoned units to productive use while meeting a share of the low-income housing need. Local control should ensure better success and maintenance.

#### Section 235 Counseling Program

The number of failures in subsidized-mortgage, low-income home ownerships has been more than anticipated, nationally as well as locally. In view of this experience, the Housing Authority has recommended the implementation in Tulare County of a counseling program for applicants and owners of HUD Section 235 subsidized, low-income housing. The counseling would cover Section 235 program of obligations, home maintenance and repair, and budgeting.

The program would assist the low-income family to meet the new federal requirement for counseling prior to the purchase of a government subsidized home. The Housing Authority has been certified as a counseling agency and will begin operations when funds become available.

#### Migrant Farm Labor Housing

Although Tulare County has an increasingly permanent farm labor force, there is still a need for migrant farm labor. The available supply of migrant labor within Tulare County has been reduced by the demand from the recently developed large-scale farming activity on the west side of the San Joaquin Valley. Even though migrant labor is needed, many farm operators do not want to contend with the attendant problems (inspections, regulations, bookkeeping, expenses, and poor image) associated with migrant housing located on their farms.

It has been suggested by some farm operators that the Housing Authority investigate the possibility of constructing new migrant farm labor housing. These units would be for temporary use only, as opposed to the year-round occupancy found in existing farm labor centers. Rents would be paid by the employer. Farm operators might even share in the costs of construction. Educational, health, and other public services would have to be made available, considering the special conditions of migrant housing. Housing for single-men migratory labor is not viewed as a long-term need. The long-range solution to the farm labor problem is a permanent, fully employed, farm labor force. Attracting and holding skilled agricultural employees will require the following:

- Organizing, planning, and scheduling of labor needs.
- Developing supplemental, off-season employment.
- Training in the use of costly and complex agricultural equipment.
- Developing adequate housing, public services and other amenities.

Housing for permanent farm labor should be conventional and be dispersed through existing communities or located on individual farms. Farm labor families probably would need some form of governmental assistance to get started as permanent residents.

Farm areas offering the inducements outlined above would attract a guaranteed labor force and would have first choice of the best workers.

#### CITY OF TULARE REDEVELOPMENT AGENCY

The Alpine Redevelopment Project will remove housing units which cannot be rehabilitated economically, encourage new private, public and subsidized housing, rehabilitate units that can be returned to sound condition, and conserve the existing standard housing. In addition, a green-belt buffer, a park, and badly needed street and storm drainage facilities will be provided. Since the program became effective in March, 1974, 21 families and 11 individuals have been relocated to safe, sanitary, and decent housing. The five-year program will relocate approximately 276 families and 47 individuals.

Relocated homeowners receive relocation and moving grants in addition to the fair market value of their property. The Redevelopment Agency must find replacement housing which is satisfactory to these homeowners. The Agency tries to qualify these homeowners for additional federal housing programs. Many of the homeowners have been able to purchase newly-constructed housing units utilizing the replacement housing payment up to \$15,000. The payment is the amount which, when added to the acquisition payment, equals the reasonable cost of a comparable standard replacement dwelling. The amount does not have to be paid back. For example, seven families occupied homes having a total value of \$34,850 prior to relocation. The combined value of their seven new homes is \$132,330. Renters also receive payments up to \$4,000 to make up the difference between their old rents and what they pay for new, sound housing. Some renters have been able to purchase housing through down payment grants up to \$4,000. A large number of new homes are expected to be constructed by private developers within the project area this year.

#### CITY OF VISALIA REDEVELOPMENT AGENCY

The Visalia Community Development Agency was established by city ordinance in 1969. Its governing board is the Visalia City Council acting as the Redevelopment Agency Board.

The major purpose for its creation was to redevelop deteriorating areas of the City of Visalia by removing blight and slums. Originally, it was funded by both federal and local funds on a 3/4 federal and 1/4 local matching basis. It is currently funded completely by a Community Development Program Grant.

Its current professional staff presently consists of an Urban Renewal Director, a Project Operations Officer, a Relocation Assistant, and a Rehabilitation Housing Inspector.

#### Program Activities

#### Central Business District Project

This project consists of a 2-1/2-block area in downtown Visalia with 1-3/4 blocks of deteriorated structures designated for acquisition and clearance. All property has currently been acquired; redevelopment is over 40% completed. New construction consists of a parking lot covering a 1/2-block site, and an automobile showroom on 1/4 of a block. A bank is proposed for the remaining area.

#### North Visalia Project

The North Visalia Project is a 100-acre residential area with a high percentage of substandard homes. All public improvements, including sanitary sewers, storm drains, curbs and gutters, fire hydrants, and permanently paved streets have been completed under the program. In addition, four new streets have been constructed to provide better land utilization.

Emphasis is now being placed on the rehabilitation of substandard but physically sound homes that can feasibly be rehabilitated, and on the acquisition and clearance of all unsafe, dilapidated homes.

Homes removed under the program are being replaced by the owners, using funds received for the acquisition of the structure in addition to relocation assistance funds and additional financing.

#### FARMERS HOME ADMINISTRATION

Farmers Home Administration makes loans in rural communities with populations less than 10,000 persons. The loans can be used to finance homes, building sites, essential farm services buildings, water development, soil conservation, and waste disposal systems. The federal freeze of FmHA financing has been lifted. Financing is readily available now and in the foreseeable future. Farmers Home Administration offers assistance programs for the following:

- Rental or cooperatively-owned housing for the elderly and low- and moderate-income families.
- Building site loans to local nonprofit organizations to buy, develop, and sell home sites.
- 3. Self-Help housing loans to groups of low-income rural families who work together on the construction to reduce the cash cost. Public and private non-profit organizations may obtain grants to provide technical assistance to such groups.
- Farm labor loans and grants to construct housing for domestic farm labor.
- Disaster loans to repair or replace damaged homes or essential farm-related facilities.

Loans may be used to build, purchase, improve, repair, or rehabilitate. The emphasis has been on new construction, building either on individual lots or in subdivisions. However, a new program for rehabilitation of existing homes is being initiated and promoted. Several economic and social advantages accrue from rehabilitation. Large families who cannot afford a new house of sufficient size can purchase a large older home, then obtain a loan from FmHA to rehabilitate it. Older homes located in unincorporated viable communities afford proximity to a variety of existing amenities, including already available public services. Other advantages are reflected in savings in the cost of land and the diversity of housing styles from which a choice may be made. Furthermore, families are not uprooted, and community opposition is nullified when existing older homes are rehabilitated. Also, the cultural uniqueness of some neighborhoods can be preserved by rehabilitation.

An adjusted annual income of less than \$12,900 is required to qualify for a rehabilitation loan or to purchase an existing unit. Seven thousand dollars is the departure point for additional government subsidies and lower interest rates in relation to rehabilitation.

An owner-occupant who cannot qualify for a regular rural housing loan may obtain a repair loan of up to \$2,500 to correct conditions endangering the family's health or safety. An additional \$1,000 is permitted for plumbing, water supply, and waste disposal systems. Persons with inadequate repayment ability may obtain co-signers for the loan. A loan of not more than \$1,500, scheduled for repayment within ten years, may be secured under certain conditions by a promissory note.

Loans are tailored to provide extra help to low- and moderate-income families. However, a provision of the loan contract specifies the refinancing of the loan by a commercial lender whenever the financial position of the family improves to the point where such action is warranted. The interest rate may be as low as 1%. Eligible veterans are given preference.

Houses will be located on desirable sites with an assured supply of safe drinking water and suitable arrangements for sewage disposal. In subdivisions, the houses will be sited in an attractive manner to avoid straight-line monotony and to accent and preserve the natural advantages of topography, trees, and shrubbery. The streets and water and waste disposal systems will meet FHA requirements. Funds may be included in the loan to finance lawn seeding, shrubbery, and other landscaping measures that beautify the home and make it an attractive addition to the community.

Within Tulare County, Farmers Home Administration has financed housing units in the following communities (number of units are included): Farmersville, 114; Earlimart, 99; Goshen, 98; Cutler-Orosi, 83; Pixley, 77; Lindsay, 61; Woodlake, 59; Dinuba-London, 48; Exeter, 43; Richgrove, 41; Strathmore-Plainview, 27; Terra Bella, 26; Traver, 21; and miscellaneous small communities and rural areas, 141. A total of 938 units have been financed. In addition to the loans shown above, FmHA has financed 200 rental units for the Tulare County Housing Authority by means of a loan and a grant under the Communities Services Program. Also financed by FmHA have been sewer systems for Farmersville. Woodville, and London, and water systems for Traver, West Goshen, Allensworth, and the Patterson Tract. A loan is in process for a sewer system in Terra Bella.

#### SELF-HELP ENTERPRISES, INC.

Self-Help Enterprises (SHE) offers an opportunity for low-income families to become homeowners if they will perform much of their own construction labor. Because of the cost savings effected by this labor, SHE can offer home ownership to a lower income group than can any other agency. The following data describe the basic Self-Help housing program. Candidates must qualify for an 8-1/4%, long-term (33 years) loan from Farmers Home Administration. Federal interest subsidy may reduce the interest to as low as 1%, depending upon family size and income. The loan covers the cost of the land (which ranges from \$2,500 to \$4,000) and all materials required to build a home ranging in size from 960 to 1400 square feet. Each family must agree to complete at least 1500 hours of work on houses in the project of which theirs is a part. Eight to twelve houses are constructed in each project. The choice of houses may be made from 20 floor plans. A typical loan would be \$15,500, to be paid at the rate of \$70.00 for each of 12 months per year. This payment does not include taxes, which average \$350.00 per year.

The 1971 Housing Study included an extensive discussion of the Self-Help program. However, SHE has undergone considerable change and has made significant progress during the past 2-1/2 years. The past year has been one of uncertainties due to the freeze on most of the subsidized housing programs. The Office of Economic Opportunity (OEO) has been virtually eliminated. The Migrant and Seasonal Farm Workers Section was shifted to the Department of Labor (DOL). SHE funds from this section will come to an end as of June 30, 1974. Existing funds have been used in the areas of home ownership training. Both the Neighborhood Youth Corps (NYC) out-of-school program for Tulare County and the Operation Mainstream program for Tulare and Kings Counties were delegated to SHE. During 1972, Bravo Industries, a modular component factory which was formerly a manufacturing division of SHE, became a separate profit-seeking, worker-owned business.

Contract Opportunities, Inc. (COI) has been discontinued. This program was initiated in 1969 by SHE as a job development experiment using federal agencies such as the Park Service and Forest Service to provide contracts for small teams of low-income workers.

At the time of the 1971 Housing Study, 263 housing units had been completed and 46 homes were under construction by SHE in Tulare County. By the end of 1972, 375 homes had been occupied. As of January 31, 1974, Tulare County had 443 occupied Self-Help homes with 19 additional units under construction and 24 units in processing. SHE operations in 63 communities in Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare Counties have completed 1,403 homes which are now occupied. Another 157 units are under construction and 161 units are in processing. SHE has also built a community center in Dinuba to be owned by Rural Action Group, Inc.

In July, 1973, Farmers Home Administration (FmHA) granted \$801,400 in technical assistance funds to build 300 new homes in 8 counties in 11 months. During 1972, HUD granted \$100,000 to provide staff for an urban housing program in cities over 10,000 population where FmHA is not empowered to serve. Most of the construction loans were made by a commercial bank. In addition, SHE has been very fortunate to receive interest-free construction loans for three groups in Visalia from the national office of the Episcopal Church. These loans were initiated by the efforts of the local church.

To date, SHE, an approved HUD 237 counseling agency, has not received funds to properly implement counseling of families who get behind in loan payments or families requiring assistance to qualify for a Section 235 loan. SHE has continued to operate a minimum counseling program with the assistance of several VISTA volunteers.

In the City of Corcoran, SHE is conducting one of 8 national programs which train under-employed or unemployed people for construction trades. The objectives of this program are to build 46 low-cost houses and to place the trainees into the entrance level of full time jobs. The trainees are paid \$2.00 per hour. The Housing/Manpower Subsidy Demonstration Program is an experimental project initially funded by OEO and now funded by the DOL through 1974. The trainees have come from both Kings and Tulare Counties. The homes are sold to low-income families who could not otherwise own a home. The families perform 10% of the labor by painting, installing floor tile, landscaping, and building fences. As of November, 1973, 19 trainees had been placed in jobs, and 29 were active in the program. The cost of construction ranges from \$9,500 to \$10,500. Land costs are \$2,400 to \$3,200 per lot. Therefore, the total cost fluctuates from \$11,900 to \$13,700 for homes that are comparable in quality to those selling for \$17,000 or more.

Acquiring and developing land for SHE has been a difficult problem. The Governor of California recently authorized the Housing Assistance Council (HAC) to make land loans in California. Originally funded by OEO, loans are now funded by HUD. To date, SHE has borrowed \$345,959 for 9 developments in 8 communities, and has repaid HAC \$78,288.

For the past 4 years, the SHE cabinet shop has provided skill training and jobs for 25 to 30 men, while creating quality products for Self-Help homes. During the past year, pre-hung doors have been included in the normal production of cabinets and bathroom vanities. Approximately 25% of the cabinet shop business is for the outside market. The cabinet shop has shown a small but steady profit during 1973.

Volunteers in Service to America (VISTA) continues to serve in all phases of the Self-Help program. The major emphasis of SHE's VISTA program has been changed from the production end to the pre-construction area known as Home Ownership Training. In this capacity, volunteers help the recruited families organize into effective groups in order to provide them necessary information for home ownership, home maintenance, and consumer education. Students and faculty, from the College of the Sequoias and the University of California at Fresno work with groups of participants in training classes. These classes cover furniture buying and care, household care, sewing, consumer education, taxes, insurance, minor home repair, landscaping, consumer frauds, and the maintenance of good credit.

A member of VISTA is available, upon request by the homeowner, to help with housing related problems. All Self-Help families may consult with the VISTA Home Maintenance advisor free of charge for one year after final home inspection. After that time a minimal charge is assessed.

The Operation Mainstream Program has two components: a regular training component involving older, unemployed participants, and the Housing/Manpower component, the program in the City of Corcoran discussed earlier.

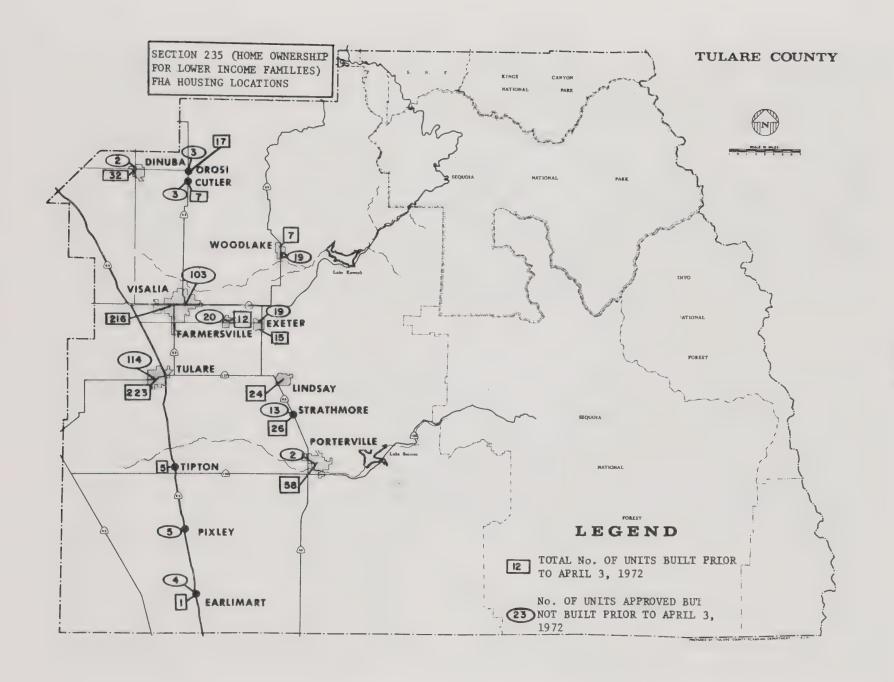
The Neighborhood Youth Corps out-of-school program provides work experience, training, counseling, and wages to youths who are out of work and out of school.

The NYC/Mainstream Office, in cooperation with the County Superintendent of Schools Office, operated the rural portion of the summer NYC training program in Tulare County. One special summer program was a house repair and fix-up project. Thirty-seven NYC employees worked in the communities of Teviston, Pixley, Earlimart, and New London. The project included repairs to roofs, fences and porches, as well as painting and plaster patching. The work was performed on the homes of elderly, low-income homeowners.

TABLE 20

# SUMMARY OF FEDERALLY ASSISTED HOUSING PROGRAMS IN TULARE COUNTY

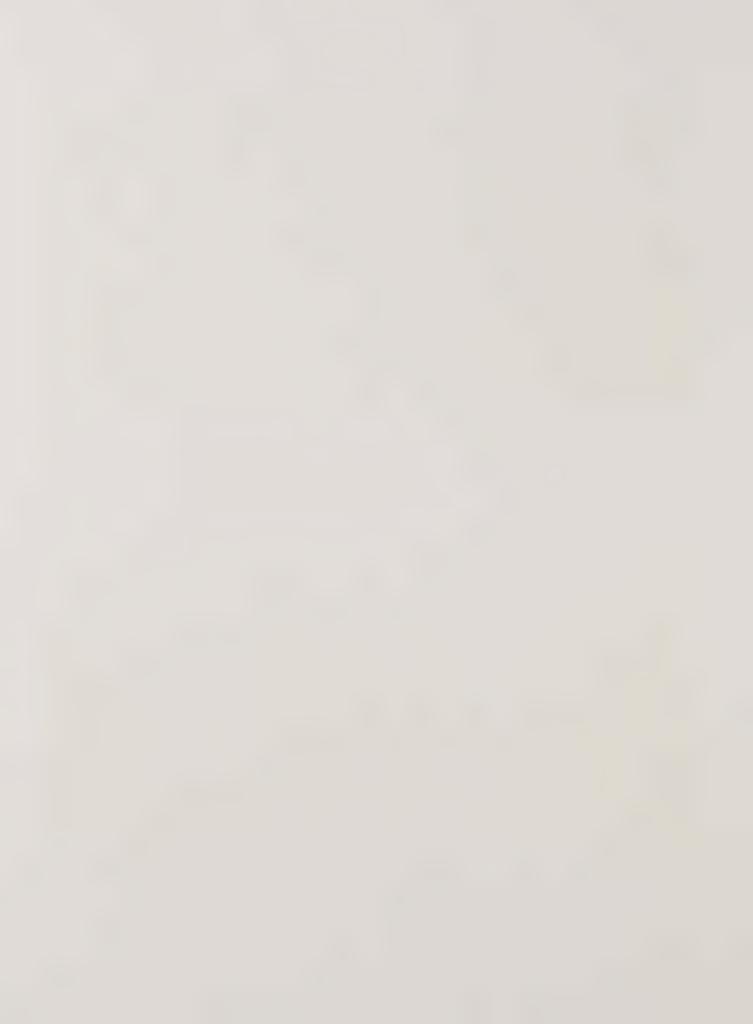
SECT-	TYPE OF GRANT	TYPE OF HOUSING	ISTICS	PROPOSED USE OF FUNDING	TYPE OF APPLICANT	ADVANTAGES
207	Federally Insured Private Mortgages	Multi Family Rental	Middle Income Families	Construction or Rehabili- tation	Investors, Builders or Developers	Helps to dev- elop Moderate Income Rental Housing
221 (d)(4)	Public Mortgage Insurance	Multi Family Rental	Families with Low or Moder- ate Income	Construction, Rehabilitation or Purchase	Developers	Helps People Displaced by Governmental Actions
221 (d)(3)	Public Mortgage Insurance Public	Multi Family Rental & Cooperative Multi Family	Families	Construction or Rehabili- tation Construction	Investors, Builders or Developers Private Non-	Helps to build Low Income Ren- tal Housing Makes Possible
230	Mortgages: HUD Grant to Mort- gagee	Rental & Cooperative	Families	or Rehabili- tation	Profit Organ- izations or Cooperative Housing	Low Rental Rates
	80800		NURSI	NG HOMES		
232	Public Mortgage Insurance	Nursing Homes	Convales-	Construction or Rehabili- tation	Profit Moti- vated Owner or Non-Profit Organization	Provides Con- valescent Facilities
			SINGLE FAM	ILY PROGRAMS		
235	Public Mortgages:	Single Family &	Low Income	Construction or Rehabili-	Private Home Investors,	Provides Low Interest
	HUD Grant to Mort-	Multi Family Housing	Families	tation	Builders or Developers	Rates and Low Cost Housing
203	HUD Grant to Mort- gagee Public Mortgage	Multi Family	Middle Income	Construction, Purchase or	Developers Private Home	Low Cost Housing Low Down
	HUD Grant to Mort- gagee Public Mortgage Insurance	Multi Family Housing Single Family	Middle Income Families	Construction,	Developers Private	Low Cost Housing Low
203 Self- Help	HUD Grant to Mort- gagee Public Mortgage	Multi Family Housing Single	Middle Income	Construction, Purchase or Improvements	Private Home Owner Private Home	Low Cost Housing Low Down Payment
Self-	HUD Grant to Mort- gagee Public Mortgage Insurance FmHA Insured Mortgage Housing Authority Contracts with Home	Multi Family Housing  Single Family  Single	Middle Income Families Low Income	Construction, Purchase or Improvements Construction with Owner	Private Home Owner Private Home	Low Cost Housing Low Down Payment Provides Low Cost housing & Training for Construction
Self- Help	HUD Grant to Mort- gagee Public Mortgage Insurance FmHA Insured Mortgage Housing Authority Contracts	Multi Family Housing  Single Family  Single Family  Single Family  Multi	Middle Income Families Low Income Families	Construction, Purchase or Improvements Construction with Owner Participation  Construction or	Private Home Owner Private Home Owner Individual Home	Low Cost Housing Low Down Payment Provides Low Cost housing & Training for Construction & Maintenance Provides Single Family Homes for Disadvan-



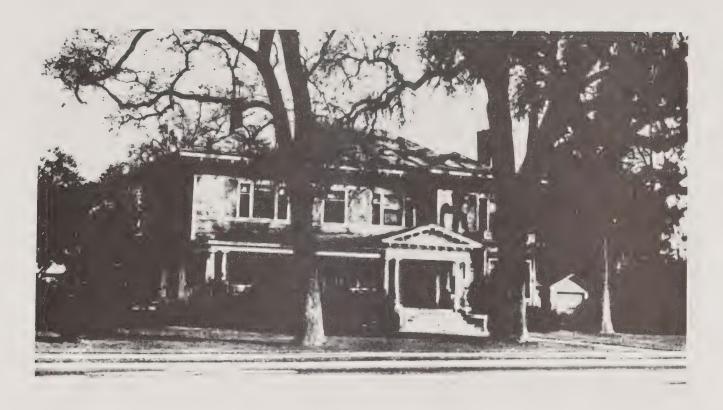
# Chapter VI

# ILLUSTRATIONS

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# URBAN HOUSING



The majority of Tulare County existing housing stock consists of numerous individually styled structures. This variation in shape, size, and

architectural design creates a unique, pleasing appearance.





Older homes that are well-kept provide good housing stock and create pleasant neighborhoods in which to live.



# **APARTMENTS**



In recent years, there has been a significant increase in apartment complexes in the cities of Tulare County. These include townhouses,

single-family units, housing for the elderly, and duplexes.





In contrast to attractive, new apartments, there are older units that are unsightly and unsafe.



# FARM HOMES



These photographs show the changing style of farm homes within Tulare County. Older units are being abandoned or rehabilitated, and new homes are being constructed.







### MOUNTAIN HOMES



Tulare County has many fine mountain homes. Many are used year-round. However, the development of housing units in mountain areas, requires careful planning and construction in order to solve special problems such as unsightly and unstable cuts and

fills, surface and storm water drainage, sewage disposal, fire fighting, steep slopes, and remoteness from established public utility systems. Special care must be taken to preserve the beautiful environment which enhances these homes.



Farm labor housing within Tulare County is changing. The photographs on these pages show the range of farm housing available for wor-

kers. These range from older units to converted, rehabilitated units to mobilehomes.









The exterior finish and design of modern mobilehomes can be as appealing as conventional homes. A well designed, landscaped and supervised mobilehome park can create a safe and pleasant living environment. New mobile home parks, with their investment of considerable resources in recreation, landscaping and other facilities, can help to preserve a residential neighborhood.

# OLDER MOBILEHOME PARKS



Many of the older parks, constructed when there were few controls, have higher densities, inadequate parking, little spaces between units, few recreational facilities, and

insufficient landscaping to blend their image into the neighborhood. Some parks are located within industrial, commercial, or other unsuitable living areas.



# MOBILEHOMES ON INDIVIDUAL LOTS



There are many mobile homes on individual lots within Tulare County. Some lots have more than one unit. The age, condition, and appearance of the mobile home housing stock ranges from excellent to substandard. Many old units were built at a time when there were few standards for mobile home construc-

tion. Most units deteriorate with age.
Landscaping and exterior modifications can camouflage the tin box image of older units.
Although the State has preempted the County's controls over mobile homes, the State does not normally inspect the older units on individual lots.







### LEAP-FROG DEVELOPMENT



Plans for future urban expansion as well as the existing interface between urban and rural land uses should receive careful consideration.

Effective restraint of scattered urban land use development in rural areas should lead to

an in-filling of vacant urban lands and a reduction of land use conflicts for serious commercial agriculturalists. Public services can be distributed in a more efficient manner.



Spheres of Influence, Urban Area Boundaries, Urban Improvement Lines, agricultural zoning, land conservation preserves, and other poli-

cies have been evolved to create a more organized and efficient development pattern in this interface area.



Dilapidated housing does not provide safe or adequate shelter and its present condition endangers the health, safety and well-being of the occupants.





These units, used for human habitation, can be classified as too small, unhealthy, unsafe, dangerous, or lacking some necessary plumbing facilities. Even when originally constructed, many of these units would not have passed building, fire, or health inspections. They

may have been converted from other uses, such as garages, sheds, etc. They may have been constructed from scrap materials. If the units were not at present occupied, many could be condemned and removed.

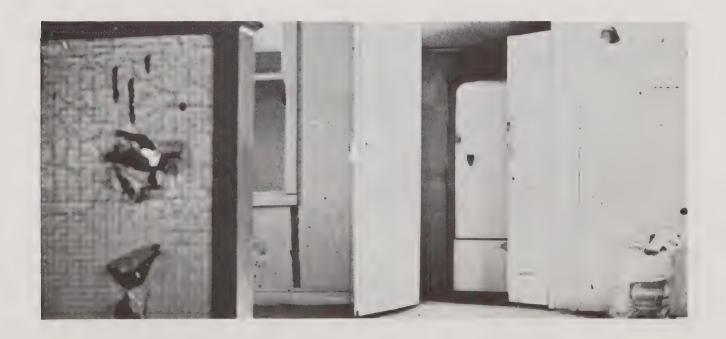


# INTERIOR DETERIORATION



Within Tulare County many units were not constructed properly or have been seriously damaged by neglect. Often this deterioration

is found within the interior of the structure, and is therefore hidden from public view.



# UNSAFE STRUCTURES



Unsafe structures which cannot be rehabilitated should be demolished. Such structures, located in areas where they can be seen by millions of people visiting or passing through our County, could discourage investments. An

undermanned inspection staff, a "complaint only" policy, and time-consuming condemnation procedures impede the rapid and total removal of these structures.



### CONVERTED HOUSING



Numerous sheds, garages, and other nonhousing structures have been converted into housing units. Never intended for human habitation when originally constructed, many of these units would not pass building code inspection as it applies to dwellings.



Some structures are large and appear to contain adequate interior accommodations. However, the exteriors lack landscaping and the

outside living environment found in the typical residential neighborhood.





### UNSAFE HOUSING SETBACKS



Inadequate setback and lack of sidewalks can bring housing and play areas into conflict with traffic. Existing zoning controls do not allow this type of development. When new roads

are constructed through previously developed areas, sufficient land adjacent to the road should be purchased, cleared and landscaped to create adequate buffer and safety space.





Inadequate or non-existing separation (buffers) between noncompatible land uses can cause problems in both types of uses. Single family dwellings have little protection from traffic, lights, and noise. When coordinated planning is not developed and maintained on a long-term

basis, changing land patterns can cause hardship, loss of property value, and poor living environment. Examples can be found in the transitional area between industrial, commercial, residential and agricultural development.







#### OVERCROWDED LOTS



There are many lots overcrowded with more than one home. Water and septic facilities are sometimes inadequate for both units. In smaller communities where this overcrowded condition

can be readily observed, new homes are built intermixed with the old units. Although these new structures are adequate, the poor exterior environment remains.



## FLOODWATER PROBLEMS



Subdivision and development standards should be diligently enforced to protect new development from flood water damage. New roads should not act as dams, backing up

water on developed land. Where such situations already exist, additional drainage facilities should be constructed to allow free passage of water.



### HOUSING AGENCIES



The development of family housing through the Permanent Low-Rent Housing Program is more than the construction of safe, decent and sanitary shelter. The one-through five-bedroom units were designed and located to provide a pleasant improvement to the communities and thereby promote the

acceptance of public housing and its tenants by the communities. The larger units (3, 4, 5 bedrooms) are detached, complete homes with front yard and garden and a fenced, private backyard. Pictures are three and four-bedroom homes.



The program established under the amended Section 23 of the Housing Act of 1937 provides for the prevention of deterioration of older homes and apartments through the leasing of such units after extensive rehabilitation has been completed and accepted by

the Housing Authority. There have been up to 230 rehabilitated units in the Section 23 Housing Program, and frequently the neighbors of a rehabilitated unit have responded to the program by rehabilitating their own homes.



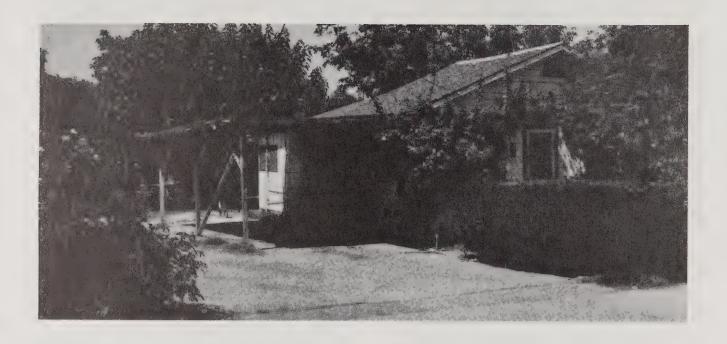
The provision of low-rent housing designed for the elderly has become a local, state, and national priority. The Permanent Low-Rent Housing Program, in 1965, opened a complex, for elderly only, which fronts each unit on an off-street, interior, shaded courtyard. The individual, private apartments are bright and easily maintained and, by the use

of the interior courtyard as access, a communal feeling, relations with neighbors, is promoted. The downtown area lies within walking distance and off-street screened and shaded tenant and guest parking is provided. The success of this well-designed singlestory elderly complex has led the Authority to favor providing elderly housing in similar complexes.



Elderly housing is an important aspect of the Section 23 Housing Program. The atmosphere for congenial relationships, in addition to privacy and security, is provided by the courtyard complex pictured above. The ample, shaded common area compliments the off-street location. Elderly housing is also

of the duplex, or larger style, as seen in the two 3-apartment buildings. Such housing is completely in-being with the neighborhood as the apartments are indistinguishable from private party complexes and can be located in several parts of the community.



The City of Visalia Redevelopment Agency's program in the North Visalia Project Area emphasized removal of substandard housing

units, construction of new homes, and rehabilitation efforts. The photographs on this page show results of this program.





In the Tulare County Housing Authority's farm labor center program, three-bedroom apartments were constructed with an FmHA loan and grant in 1969. Each unit has a living-room, modern kitchen, full bath, and private laundry facilities. Appliances supplied are hot water heater, desert cooler, wall furnace with thermostat, and drop-in stove. There are 100 identical units in Linnell Camp and

100 in Woodville Camp, each reached by Housing Authority owned and maintained paved and curbed streets; they form part of the Housing Authority water and sewage systems, the latter supplied with the rental along with garbage collection. Each apartment has its own shaded and spacious yard area and adjacent to the units are large green areas for use by tenants.



The Linnell Furn Center has a complete bilings of Head Start - Lap Turn Land comprised that of Heading Authority finilities. The World's Furn Center has a similar arrangement for a bilingual Head Start - Day Care Center and these important community services form a part of the Tulare County Child Care Edurational Program.



The photograph above shows a house funded through the FmHA loan, and the housing unit in the photograph below is a unit constructed through the Self-Help Program.



## SELF-HELP ENTERPRISES, INC.



Performing much of their own construction labor, these future home owners are taking part in the successful motivating program, Self-Help Enterprises.

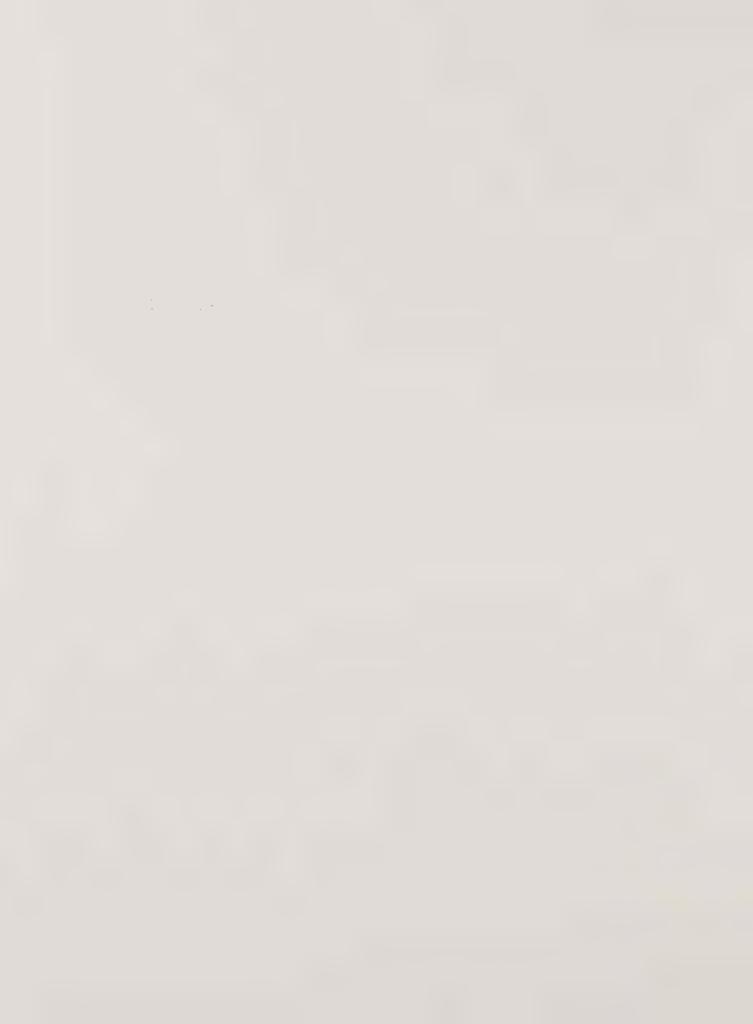


Self-Help is satisfying the shelter needs of many lower income families in Tulare County; as of January 31, 1974, Tulare County had 443 occupied Self-Help homes with 19 additional units under construction and 24 units in processing. This program, a significant housing solution, will continue as long as funds are available.





# **APPENDIX**



# STATE OF CALIFORNIA COUNCIL ON INTERGOVERNMENTAL RELATIONS

#### GENERAL PLAN GUIDELINES

#### HOUSING ELEMENT

## 1. AUTHORITY

Government Code Section 65302(c) requires a housing element of all city and county general plans, as follows:

A housing element, to be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community.

## 2. THE SCOPE AND NATURE OF THE HOUSING ELEMENT

#### Goals

At least four broad goals of a housing element have been identified. The goals listed below may be expanded to include others of local concern and impact.

- A. To promote and insure the provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
- B. To promote and insure the provision of housing selection by location, type, price, and tenure.
- C. To promote and insure open and free choice of housing for all.
- D. To act as a guide for municipal decisions and how these decisions affect the quality of the housing stock and inventory.

## 3. METHODOLOGY

#### A. Problem

The scope of the housing problem, although generally accepted as critical or severe, must be documented for each jurisdiction. The first

four categories below each define a specific area of concern. The last category (5) identifies specific need and is used to further determine obstacles and to prepare the housing work program.

## (1) Inventory of Existing Units, For Example

Unit Size Number of Rooms
Unit Type Single, Multiple
Density Units per Acre

Ownership Rental, Homeowner, Abandoned

Rent Monthly Rent

Condition Standard, Substandard

Location Census District, Assessor Parcel

Neighborhood Surrounding Area

Public Facilities Water/Sewer, Schools, Other Services

## (2) Inventory of Potential Units, For Example

Rehabilitation Code enforcement project and/or supply of units that can be con-

served or rehabilitated

Special Projects Funded projects under any financial

method which will add to the housing

stock or remove units

Housing Authority Applications made for additional

units and estimate of funding level

Redevelopment Agency Units removed as a decrease, and

replacement housing to be created

as an increase in units

### (3) Inventory of Existing Sites, For Example

Vacant Land Suitable for single or multiple

dwelling regardless of zoning

Potential Adequacy Water, Sewer, Drainage: availability, of Public Facilities cost, nearness to employment, and

shopping

Redevelopment Land to be made available through

the Redevelopment Agency

Environmental Density, open space, air quality, Considerations wooded or recreation land, seismic

quality, and noise pollution

## (4) Population Characteristics

The 1970 Census provides much of the following data. It will then become a continuing process to keep it current by integrating new data.

Income Household, using census definitions

Family Composition Type of head of household, size, ages

Location of Travel from place of residence

Employment

Race Census Classification

(5) Need

Current: by type, size, price, and location.

Projected: by type, size, price, and location,

using projections for several years.

B. Obstacles

The following represent real or potential obstructions which impede attaining the objectives of the housing plan.

Political Voter approval

Local governmental approval Neighborhood opposition

Schools

Real estate and building industry

opposition

High-rise structure opposition
Discrimination: race, sex, family

size, and economic

Economic Land cost

Tax structures (property-income) Allocation of state and federal

funds

Risk vs. return on capital

Seed money

Increasing construction costs

Interest rates

Employment Location Distance traveled, permanent,

temporary

Institutional or Governmental

Sponsor or developer interest Processing time - start to finish

Building Codes outdated Union restrictions Zoning

Physical

Land availability
Availability of public services

Much of the above, as well as others which may apply to your area, should be analyzed and approached in the housing plan to follow. An honest appraisal at this point can save time and effort when implementing the housing plan.

## C. Intergovernmental Coordination

Involvement of all local jurisdictions in the housing element planning process is necessary. There should be an ongoing plan to continue intergovernmental coordination efforts.

- A housing element should be prepared by a planning entity whose jurisdiction incorporates a housing market.
- (2) Major metropolitan areas require a regional or multi-county approach. In some instances, a single county will cover a housing market. Cities that comprise part of a housing market should jointly prepare housing elements with the county.
- (3) Counties that are situated in a multi-county housing market should prepare and adopt a housing element based upon and within the context of a regional housing element.
- (4) In order to avoid irreconcilable differences between the regional and/or county housing plans, the cities and counties within a region should make significant inputs into the regional plan process.
- (5) There is a need for "city to city" and "county to county" coordination and cooperation to share the responsibility for housing all segments of the population.

## D. <u>Interagency Coordination</u>

Coordination of plans of local public and quasi public bodies, state and federal agencies which have a local impact, as well as regional regulatory bodies is essential.

### Citizen Participation

This is one of the most important of all aspects in the development of a housing element: the direct involvement of a cross section of the citizenry in the planning process. The goals and plans must be generated through citizen advisers. A broadly based, communitywide consumerproducer committee or organization can provide positive input if free of political pressure and harassment. Upon acceptance of a draft of the proposed housing element, the planning body shall hold hearings to receive input and comment from those not a part of the advisory committee.

#### 4. DEFINITION OF TERMS

Housing Market: A housing market is a geographical area within which housing activity in one area effects housing activity in another geographic area. In reality, the largest housing market area would be a series of smaller overlapping housing market - small or large - there are trade definitions of submarkets (single family, multi-family, condominium market areas, etc.) and also economic definitions (lowmoderate income housing markets). Consideration of these are necessary in housing element planning. Intergovernmental coordination of local jurisdictions in a housing market is critical (see Page IV-11, 3-C Intergovernmental Coordination).

> A study of a particular housing market involves detailed research on types of structures, i.e., single family, multi-family, mobilehomes, etc., occupancy characteristics, vacancy rates, area growth rates, tenure preferences and characteristics and other economic and demographic data.

#### 5. RELATIONSHIP TO OTHER PLAN ELEMENTS

A housing element cannot advocate goals and plans that are foreign to the other general plan elements. A simple statement made in the form of an objective to be accomplished through the housing plan may well imply policy determination in other general plan elements. Housing implies people, and people require services; therefore, other general plan elements must be reviewed and any inconsistencies or incompatibilities resolved. Among the more important elements which need to be closely correlated with the housing element are:

> Land Use Circulation Noise

Open Space Conservation Seismic Safety

#### 6. IMPLEMENTATION

### The Housing Program

The objectives recommended by the advisory committee should become the housing program. Long range and short range objectives should be

stated in terms of identified need and obstacles to overcome. Each objective should be defined in three parts.

#### (1) Objectives:

- a. Specific Item What is to be accomplished by this objective.
- b. Involvement Who and/or what groups are to participate and, therefore, become jointly responsible for achievement of the objective.
- c. Time Frame Establish a time framework to reach the objective and identify landmarks to indicate progress.

#### (2) Alternatives:

It is obvious that there may be several paths to the achievement of the objective of a specific item within a specific time frame. The time available may be the reason for selecting one plan over another; however, as time passes alternates should be considered if the prior methods selected are not fully successful.

## B. Review and Update

#### (1) Continuing Housing Data

Internal Departments. Within each city and county there is a building, housing, community development, or planning department responsible for issuing building permits, demolition permits, inspection, and other services. That department should be the central source of housing data relating to construction, demolition and rehabilitation. This data, along with information on proposed projects, can be used to update the housing element. We encourage accurate building activity records which can serve to assist the other levels of government to analyze housing needs.

<u>City-County-Region-State-Federal</u>. The data required for preparation of a housing element, once assembled, can be used for many purposes. The regional planning agency, the market analysis and forecasts are users of this data.

Consumers - Producers. The consumer as well as the producer has the right to know both the current status of housing conditions and programs and plans for the future. A county/city housing element which includes an ongoing information system should supply that need.

### (2) Annual Citizen Review - Biennial Update

The citizen advisers that helped prepare the goals and programs should review on an annual basis the progress toward achieving the objectives, easing of obstacles, and select alternatives if necessary. In addition, a two-year printed update to document changes and progress and reflect new plans is necessary. This function is performed not **only** by the planning body, but by those affected by the resulting programs.

# (3) State Department of Housing and Community Development Comment on Housing Element and Update

It is requested that the draft and final housing element, as adopted, be sent to the Department of Housing and Community Development for review and comment to insure compliance with the mandate contained in the law, and to further allow integration of the data into the State housing element as an ongoing function of the department.

The biennial update will be reviewed by the State Department of Housing and Community Development to determine progress toward achieving the objectives in the housing plan and, in addition, determine areas of needed legislation and provide a continuing source of housing information for the State.

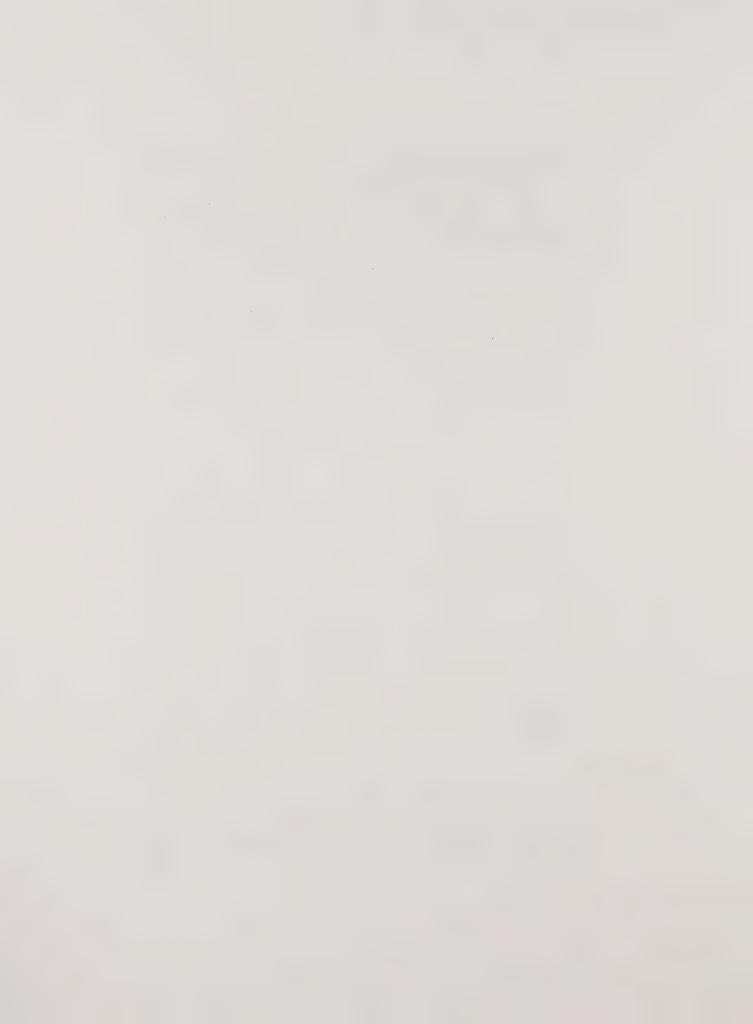


TABLE 21

HOUSEHOLDS BY TENURE AND FAMILY TYPE, AGE AND RACE OF HEAD OF HOUSEHOLD TULARE COUNTY - 1970

(By Number, By Percent of Total, By Percent of Total Occupied)

		000	TAI CUP	IED %	000	NER	ED %	000	ENTE	ED %		EGRO CUPI	ED %	AME	NIS ERIC CUPI	AN ED %
		No.	%	occ.	No.	%	000.	No.	%	000.	No.	%	OCC.	No.	%	OCC.
<u></u>	UNDER 25 YEARS	2891	5	100	596	2	21	2295	11	79	39	4	1	956	9	33
E FAMI	25-29 YEARS	4064	7	100	1700	5	42	2364	H	58	55	6	1	1092	10	27
4D WIFI	30-34 YEARS	4035	7	100	2364	7	59	1671	8	41	48	5	1	1109	10	28
HUSBAND AND WIFE FAMILY	35-44 YEARS	7974	14	100	5474	16	69	2500	12	31	124	13	2	1847	17	23
HUS]	45-64 YEARS	15551	28	100	11997	34	77	3554	16	23	194	20	ı	2380	22	15
	65 YEARS AND OVER	6029	11	100	4857	14	81	1172	5	19	71	7	ı	586	6	10
OTHER FAMILY WITH MALE HEAD	UNDER 65 YEARS	1142	2	100	639	2	56	503	2	44	18	2	2	381	4	33
OTHER WITH HEAD	65 YEARS AND OVER	247	.4	100	168	.5	68	79	.4	32	19	2	8	26	.2	11
FAMILY WITH FEMALE HEAD	UNDER 65 YEARS	3961	7	100	1684	5	43	2277	11	58	129	13	3	1130	Н	29
LL U.	AND OVER	730	-1	100	488	1	67	242	1	33	21	2	3	96	1	13
MALE PRIMARY INDIVIDUAL	UNDER 65 YEARS	2285	4	100	613	2	27	1672	8	73	47	5.	2	406	4	18
A VI	65 YEARS AND OVER	1470	3	100	742	2	51	728	3	50	53	6	4	201	2	14
FEMALE PRIMARY INDIVIDUAL	UNDER 65 YEARS	2568	5	100	1242	4	48	1326	6	52	97	10	4	211	2	8
T.E.B.	65 YEARS AND OVER	3543	6	100	2291	7	65	1252	6	35	57	6	2	214	2	6
	TOTALS	56490			34855			21635			972			10635		

Source: U.S. Census Fourth- Count Summary Tape Prepared by Tulare County Planning Department, 1972

## TULARE COUNTY HOUSING UNITS

CENSUS OF APRIL 1, 1970

U. S. Bureau of the Census

AREA	SINGLE-FAMILY UNITS	2-4 UNITS	5 OR MORE UNITS	MOBILEHOMES	MISC UNITS <sup>1</sup>	TOTAL HOUSING UNITS
Dinuba	2,238	153	213	19	0	2,623
Exeter	1,460	118	74	23	0	1,675
Farmersville	1,015	6	25	5	30	1,081
Lindsay	1,580	160	121	67	16	1,944
Porterville	3,150	249	480	42	4	3,925
Tulare .	4,695	400	239	124	0	5,458
Visalia	7,355	921	907	337	0	9,520
Woodlake	910	36	38	25	0	1,009
Total Cities	22,403	2,043	2,097	642	50	27,235
Tulare County Unincorporated	31,740	676	542	1,525	186	34,669
Tulare County Total	54,143	2,719	2,639	2,167	236	61,904

 $<sup>^{1}\</sup>mathrm{In}$  1970, miscellaneous units include vacant seasonal and vacant migratory housing units.

## TULARE COUNTY HOUSING UNITS

# ESTIMATE OF JAN. 1, 1974

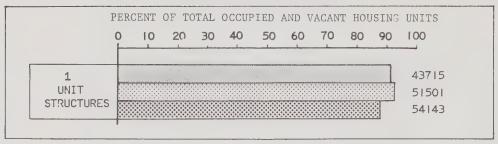
# State Department of Finance

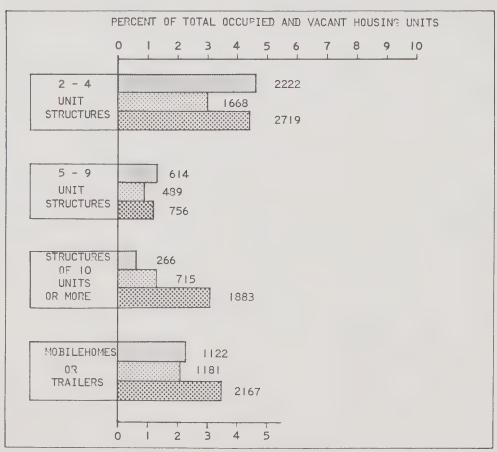
AREA	SINGLE-FAMILY UNITS	2-4 UNITS	5 OR MORE UNITS	MOBILEHOMES	MISC. UNITS1	TOTAL HOUSING UNITS
Dinuba	2,349	203	292	45		2,889
Exeter	1,637	180	79	61		1,957
Farmersville	1,078	53	5	19		1,155
Lindsay	1,714	214	102	159		2,189
Porterville	3,592	347	673	185	13	4,810
Tulare	5,293	488	334	217		6,332
Visalia	9,031	1,251	1,508	786	48	12,624
Woodlake	976	50	46	35		1,107
Total Cities	25,670	2,786	3,039	1,507	61	33,063
Tulare County Unincorporated	33,046	192	25	1,987	0	36,958
Tulare County Total	<b>5</b> 8,716	775	50	3,494	61	70,021

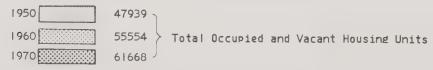
 $<sup>^{1}</sup>$  In 1974, all units listed as miscellaneous are master metered apartments.

# HOUSING TYPE

# TULARE COUNTY 1950, 1960, 1970







Source: U. S. Census Fourth-Count Summary Tape, 1970, Table 9H U. S. Census of Housing, 1950, 1960
Prepared by Tulare County Planning Department, 1972

HOUSING NEEDS TO 1975 AND TO 1980 FOR CITIES AND URBAN AREAS WITH A POPULATION OVER 2,500

Area	Housin Popula Increa	tion	Housing Replace standar 1975		Housin Mainta Vacanc 1975	in a 5%	Total Produc Requir 1975	tion rements 1980
Visalia Urban Area Porterville	2720	5745	1310	3100	300	435	4330	9280
Urban Area	1430	3040	810	1950	160	230	2400	5220
Tulare Urban Area Dinuba City <sup>(3)</sup>	1190	2535	745	1745	165	225	2100	4505
Area	500	1060	335	780	105	130	940	1970
Lindsay Urban _ Area	275	570	250	600	30	50	555	1220
Exeter, City Area(3) Farmersville,	160	330	140	330	50	60	350	720
City Area <sup>(3)</sup>	165	350	135	325	15	30	315	705
Woodlake, City Area(3)	250	535	155	370	50	60	455	965
Earlimart, Com- munity Area <sup>(3)</sup> Cutler-Orosi, Com	65	135	130	310	15	20	210	465
munity Area(3)	215	455	265	620	45	55	525	1130

<sup>(3)</sup> The Urban Area for this community is contained within the Census 'Place' data given and, therefore, it was unnecessary to include surrounding areas.

# SPECIFIC HOUSING NEEDS BY TYPE, TO 1975 AND TO 1980, FOR CITIES AND URBAN AREAS WITH A POPULATION OVER 2,500

Area	Units Elder 1975		Multi-F	Tamily(5)	Units W Need Su 1975	hich bsidy(6) 1980	Total Produc Requir 1975	tion rements 1980
Visalia Porter-	2500	3000	1300	3250	175	930	4330	9280
ville	1700	2135	600	1565	320	1570	2400	5220
Tulare	1415	1700	1700	1125	210	1125	2100	4505
Dinuba	765	930	235	590	140	630	940	1970
Lindsay	560	685	140	365	90	415	555	1220
Exeter Farmers-	460	565	70	180	55	230	350	720
ville	215	260	25	70	140	565	315	705
Woodlake	235	285	70	190	100	405	455	965
Earlimart Cutler-	185	220	30	85	75	285	210	465
Orosi	265	315	105	320	150	625	525	1130

<sup>(4)</sup> Includes elderly units operated by Tulare County Housing Authority.

<sup>(5)</sup> Includes mobile homes.

<sup>(6)</sup> Includes units operated by Tulare County Housing Authority, not including elderly.

TABLE 26

# HOUSING NEEDS TO 1975 AND TO 1980 FOR COMMUNITIES WITH A POPULATION UNDER 2,500

Area	Housin A Popu Increa 1975	lation	Housing Reduce S standard	Sub-	Total Produc Requir 1975	
Goshen	60	135	45	115	105	250
Ivanhoe	10	15	135	260	145	275
Lemon Cove	5	10	5	20	10	30
London	01	25	55	85	65	110
Patterson Tract			55	100	55	100
Pixley	40	85	55	185	95	270
Plainview			30	85	30	85
Poplar/Cotton Center			75	200	75	200
Richgrove	20	40	35	110	55	150
Springville	25	55	35	80	60	135
Strathmore	15	35	55	185	70	220
Terra Bella	5	15	45	125	50	140
Three Rivers	95	215	15	65	110	280
Tipton	5	15	45	90	50	105
Traver	5	10	35	55	40	65
Woodville			50	120	50	120

<sup>(7)</sup> Blank spaces for communities indicate that a decline in population has been forecast.

## A SUMMARY OF HOUSING NEEDS TO 1975 AND TO 1980 FOR TULARE COUNTY

	1975	1980
Ten Urban Areas (population over 2,500)	12180	26180
Sixteen Communities (population under 2,500)	1065	2535
Rural Remainder	1225	2050
Total	14470	30765

TABLE 27

		ITEM	TOTAL		SPA	м.	. WHITE	
		ITEM	Number	7.	Number	%	Number	%
	TOTA	AL NUMBER	188322	100	49296	26	139026	74
MALE FEMA CHIL ADUL ELDE NUM OF H	MALE	ES	93235	50	24681	50	68554	49
	FEMA	ALES	95087	50	24615	50	70472	51
	CHIL	DREN	70971	38	24644	50	46327	33
	ADUL	_TS	98713	52	22791	46	75922	55
	ELDE	ELDERLY		10	1861	4	16777	12
		BER OF FEMALE HEADS HOUSEHOLD	10802	19	1651	3	9151	16
	AL FAMILIES	56490	100	10635	19	45855	81	
	TOTA	AL NUMBER OF UNITS	61904	100				
		AL OCCUPIED AND ANT YEAR-ROUND	61668	100				
		NUMBER OF OCCUPIED UNITS		91	10635	19	45855	81
	OWNE	ER OCCUPIED UNITS	34855	62	5277	50	29053	65
	RENT	TER OCCUPIED UNITS	21635	38	5358	50	15830	35
	VACA	ANCY RATE	1839	3.2				
		I UNIT	49649	88				
STOCK	PIE	2 - 4 UNITS	2377	4				
NG S	OCCUPIED OF UNITS	5 - 9 UNITS	681	1				
HOUSING	TOTAL	10 OR MORE UNITS	1616	3				
Ξ	T0	MOBILEHOMES OR TRAILERS	2167	4				
	TS TS	I UNIT	54143	88				
	CUPIED YRRI UNITS	2 - 4 UNITS	2719	4				
	OTAL OCI VACANT TYPE OF	5 - 9 UNITS	756	1				
	TOTAL OCCUPIED AND VACANT YRRND TYPE OF UNITS	10 OR MORE UNITS	1883	3				
	⋖	MOBILEHOMES OR TRAILERS	2167	4				

		TOTA	L	SP	AM.	WHITE	
	ITEM	Number	%	Number	%	Number	%
DETERI	ORATED	18889	30				
DILAPI	DATED	9995	16				
ONLY C	OLD WATER	560	1.0				
NO FLUS	SH TOILET	686	1.2				
	HTUB OR SHOWER	652	1.2				
4	NE OR MORE NG FACILITIES	1310	2.3	605	5.7	705	١.
OVER	30 YEARS	19527	32	3794	36	15733	34
DE OVER	20 YEARS	32069	52	6340	60	25729	56
뭐 !	EARS OR LESS	15985	26	2149	20	13836	30
N TSO	HOUSING UNITS	7416	13	4103	39	3313	7
TOTAL OR MORE	TOTAL POPU- LATION CHILDREN ELDERLY	49401	26	28195	57	21206	15
0 10	CHILDREN	29587	42	17573	71	12014	26
10		682	4	248	13	434	3
OVERCROWDED 3H 3 MORE 1.0	ELDERLY CHILDREN LOTAL PARTY FOR THE PROPERTY OF THE PROPERTY	21417	43	15593	55	5824	27
HIGH 1 OR P	CHILDREN	13310	45	10175	58	3135	26
-	ELDERLY	302	44	131	53	171	39
\$	0-\$ 4,999 0-\$ 9,999	2153	8				
	0-\$ 9,999	6855	25				
9	0-\$14,999	7953	28				
9\$15,00	0-\$19,999	5379	19				
\$20,00	0-\$19,999 O OR MORE	5621	20				
TOTAL		27961	100				

		TOTA	L	SP	AM.	WHITE	
	ITEM	Number	- %	Number	%	Number	%
	\$0-29	119	1				
	\$30-\$39	296	2				
	\$40-\$49	1128	6				
	\$50-\$59	1759	9				
	\$60-\$69	2313	13				
	\$70-\$79	2196	12				
ES	\$80-\$89	2295	12				
GROSS RENT RANGES	\$90-\$99	1632	9				
	\$100-\$119	2172	12				
	\$120-\$149	1750	10				
	\$150-\$199	1223	7				
	\$200-\$249	156	ı				
	\$250-\$299	40	0				
	\$300 OR MORE	35	2				
	NO RENT	1278	7				
	TOTAL	18342	100				
EDUCATION	NO SCHOOLING COMPLETED	3396	3	2192	12	1204	2
<u> </u>	HIGH SCHOOL NOT COMPLETED	54916	56	14790	80	40126	50
TRANS- PORT- ATION	NO AUTOMOBILE	6145	11	1282	12	4863	H
POR ATI	WORK OUTSIDE COUNTY	4117	6.4				
07.1.	TOTAL LABOR FORCE	69843	100	15354	22	54489	78
LABOR	MALE LABOR FORCE	44029	63	10275	67	33754	62
-J (L	FEMALE LABOR FORCE	25814	37	5079	33	20735	38

		TOTA	L	SP	·AM.	WHIT	E
	ITEM	Number	%	Number	%	Number	%
T	OTAL EMPLOYED	65562	100	13970	21	51592	79
<u>₩</u> 0	CONSTRUCTION	2690	4	355	3	2335	5
INDUST	GRICULTURE	15649	24	6658	48	8991	17
	ANUFACTURING	7154	11	1369	10	5785	11
┝鵥	HOLESALE/RETAIL RADE	14642	22	2300	17	12342	24
PLO AN	PROFESSIONAL	12323	19	1667	12	10656	21
Ē P	PUBLIC ADMINISTRATION	2566	4	183	1	2383	5
U	NEMPLOYED	4281	6.1	1384	9.0	2897	5.
W	AGE AND SALARY	74715	54	18540	67	56175	51
N	ON-FARM SELF- MPLOYMENT	6675	5	734	3	5941	5
F	ARM SELF-EMPLOYMENT	4568	3	458	2	4110	4
≅R	OCIAL SECURITY OR AILROAD RETIREMENT	19669	14	2252	8	17417	16
₹0	UBLIC ASSISTANCE R WELFARE	11736	9	3437	13	8299	7
	LL OTHER NCOME	20725	15	1864	7	18861	17
Т	OTAL	138088	100	27285	100	110803	100
1.	\$0-\$4,999	23457	40	5639	49	17818	37
NO.	\$5,000-\$9,999 \$5,000-\$9	18709	31	4058	35	14651	31
-	\$10,000 AND OVER	17217	29	1766	15	15451	32

		TOTAL		SP/	AM.	WHITE	Ξ
	ITEM	Number	%	Number	%	Number	%
	TOTAL INCOME	469,679,600	100	68,644,700	15	401,034,900	85
	SOCIAL SECURITY OR RAILROAD RETIREMENT	20,747,100	4	2,285,100	3	18,462,000	5
	PUBLIC ASSISTANCE OR WELFARE	14,081,550	3	4,701,700	7	9,379,850	2
	ALL OTHER INCOME	37,388,500	8	2,278,300	3	35,110,200	9
	WAGE AND SALARY	328,361,750	70	51,959,650	76	276,402,100	69
	NON-FARM SELF- EMPLOYMENT	45,355,200	10	4,813,650	7	40,541,550	10
	FARM SELF- EMPLOYMENT	23,745,500	5	2,606,300	4	21,139,200	5
	PERSONS BELOW POVERTY LEVEL OS CHILDREN BELOW	35,516	19	16,996	35	18,520	13
	CHILDREN BELOW POVERTY LEVEL	16,839	24	9,963	40	6,876	15
	EARNINGS OF THOSE BELOW POVERTY LEVE	L 10,289,300	51	6,292,850	68	3,996,450	37
POVE	WELFARE PAID TO THOSE BELOW POVERTY LEVEL SOCIAL SECURITY	4,702,500	23	2,104,500	23	2,598,000	24
	OR RAILROAD RETIRE MENT PAID TO THOSE BELOW POVERTY LEVE		19	643,300	7	3,220,500	30
	ALL OTHER INCOME	1,199,050	6	168,250	2	1,030,800	10
	TOTAL INCOME	20,054,650	100	9,208,900	46	10,845,750	54

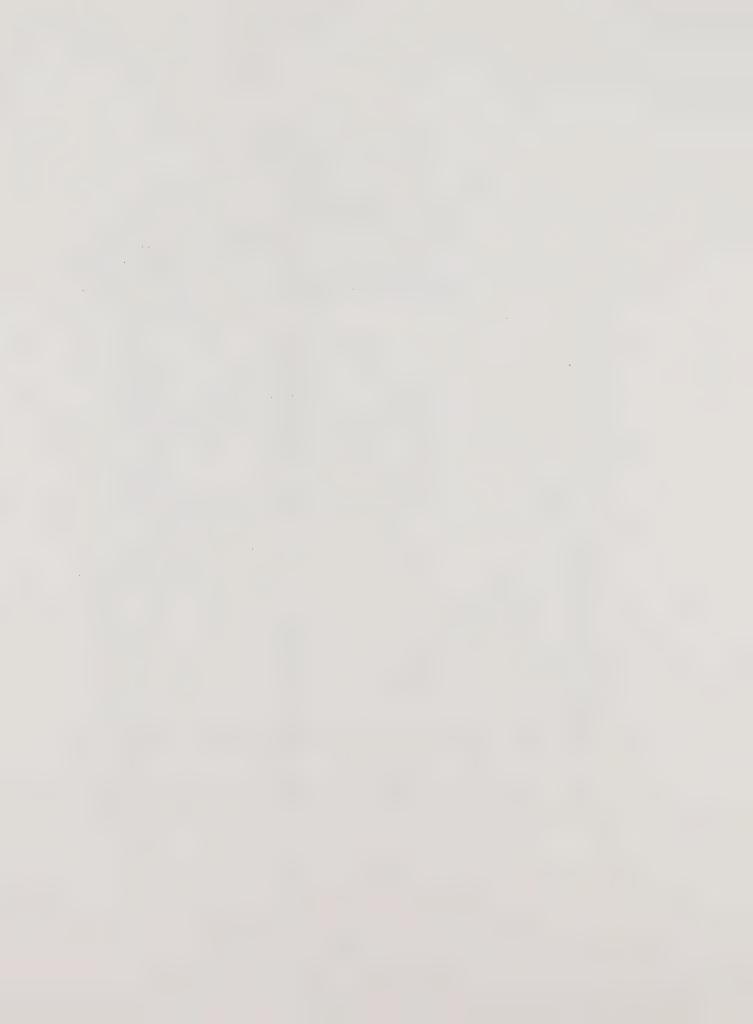


TABLE 28

			TOTAL		SPA	м.	WHITE	
ITEM			Number	%	Number	%	Number	%
	TOTA	AL NUMBER	121759	65	33589	28	88170	72
	MALE	ES	58564	48	16617	50	41947	48
	FEM	ALES	63195	52	16972	50	46223	52
NO.	CHIL	LDREN	47440	39	16384	49	31056	35
POPULATION	ADUL	_TS	61771	51	15594	46	46177	52
P0P	ELDE	ERLY	12548	10	1611	5	10937	13
		BER OF FEMALE HEADS HOUSEHOLD	10374	21	1705	34	8669	17
	TOTA	AL FAMILIES	37260	66	7295	20	29965	80
	TOTA	AL NUMBER OF UNITS	39195	63				
- 1	TOTAL OCCUPIED AND VACANT YEAR-ROUND		39140	63				
	NUMBER OF OCCUPIED UNITS		37260	95	7295	20	29965	80
	OWNER OCCUPIED UNITS		23396	63	3733	51	19663	66
	RENTER OCCUPIED UNITS		13864	52	3562	49	10302	34
	VACA	NCY RATE	1153	3.0				
		I UNIT	32089	86				
×	OCCUPIED OF UNIT	2 - 4 UNITS	2135	6				
STOCK	00 I	5 - 9 UNITS	549	1				
NI ING	TOTAL	10 OR MORE UNITS	1429	4				
HOUSING		MOBILEHOMES OR TRAILERS	1058	3				
A	9,	I UNIT	33491	86				
UPIE	VACANT YRRND TYPE OF UNIT	2 - 4 UNITS	2339	6				
000		5 - 9 UNITS	613	2				
TOTAL		10 OR MORE UNITS	1594	4				
		MOBILEHOMES OR TRAILERS	1058	3				

		TOTA	\L	SPAM.		WHITE	
	ITEM	Number	%	Number	%	Number	%
	DETERI ORATED	9400	26				
	DILAPIDATED	3983	11				
	ONLY COLD WATER	255	0.7				
	NO FLUSH TOILET	179	0.5				
	NO BATHTUB OR SHOWER	229	0.6				
	LACK ONE OR MORE PLUMBING FACILITIES	638	1.6	313	4.3	325	1.1
NOT.	DETERIORATED 9400 26  DILAPIDATED 3983 11  ONLY COLD WATER 255 0.7  NO FLUSH TOILET 179 0.5  NO BATHTUB OR SHOWER 229 0.6  LACK ONE OR MORE PLUMBING FACILITIES 638 1.6 313 4.3 325  OVER 30 YEARS 11182 29  OVER 20 YEARS 18680 48  10 YEARS OR LESS 11394 29  HOUSING UNITS 4403 12 2680 37 1723  TOTAL POPULATION 29476 24 17981 54 11495  CHILDREN 17656 37 10984 67 6672  ELDERLY 384 3 173 11 211  OUTHORS OF ALTON 17656 37 10984 67 6672  ELDERLY 384 3 173 11 211  OUTHORS OF ALTON 17656 37 10984 67 6672  CHILDREN 17656 37 10984 67 6672  CHILDREN 17656 37 10984 67 6672  CHILDREN 6293 56  ELDERLY 85 47	29			· · · · · · · · · · · · · · · · · · ·		
TICN							
<u> </u>	10 YEARS OR LESS	11394	29				
NISI	HOUSING UNITS	4403	12	2680	37	1723	6
물	NOTAL POPU-	29476	24	17981	54	11495	13
	CHILDREN	17656	37	10984	67	6672	21
	ELDERLY	384	3	173	11	211	2
	NO TATON HOPE			9733	54		
	IH IS CHILDREN			6293	56		
	ELDERLY			85	47		
VGES	\$0-\$ 4,999	997	5				
		4402	24				
VALUE	\$10,000-\$14,999	14,999 5740 31					
		3530	19				
HOUSING	\$20,000 OR MORE	3864	21				
1	TOTAL	18533	100				

		TOTA	L	SP	AM.	WHITE		
	ITEM	Number	%	Number	%	Number	%	
	\$0-29	98	0.7					
	\$30-\$39	220	2					
	\$40-\$49	753	6					
	\$50-\$59	1403	11					
	\$60-\$69	1609	12					
	\$70-\$79	1514	11					
S	\$80-\$89	1502	11					
RANG	\$90-\$99	1148	9					
GROSS RENT RANGES	\$100-\$119	1765	13					
SS	\$120-\$149	1493	11					
GRO	\$(50-\$199	1068	8					
	\$200-\$249	156	1					
	\$250-\$299	31	0.2					
	\$300 OR MORE	14	0.1					
	NO RENT	603	5					
	TOTAL	13325	100					
NOTTA	NO SCHOOLING COMPLETED HIGH SCHOOL NOT COMPLETED	1932	3	1269	10	663	ı	
	HIGH SCHOOL NOT COMPLETED	32985	52	9463	78	23522	46	
NS- T- NO	NO AUTOMOBILE	4361	12	967	13	3394	11	
TRA POR AT I	NO AUTOMOBILE WORK OUTSIDE COUNTY	2322	5.5					
	TOTAL LABOR FORCE	44356	100	9751	22	34605	78	
LABOR	MALE LABOR FORCE	26716	60	6288	64	20428	59	
ــا لــ	FEMALE LABOR FORCE	17640	40	3463	36	14177	41	

		TOTA	L	SP	AM.	WHITE	
	ITEM	Number	%	Number	%	Number	9
то	TAL EMPLOYED	41805	100	8845	21	32960	79
CO.	NSTRUCTION	1982	8	291	3	1691	5
AG AG	RICULTURE	6480	16	3722	42	2758	8
N L MA	NUFACTURING	5233	13	1031	12	4202	13
P4	OLESALE/RETAIL ADE	10421	25	1737	20	8684	26
N PR	OFESSIONAL	9170	22	1257	14	7913	24
A PLU	BLIC ADMINISTRATION	2005	5	164	2	1841	6
	EMPLOYED	2551	6	906	9	1645	5
WA	GE AND SALARY	49635	55	12553	65	37082	51
	N~FARM SELF- PL0 YMENT	4639	5	577	3	4062	6
	RM SELF-EMPLOYMENT	1179	1	116	1	1063	2
Z RA	CIAL SECURITY OR ILROAD RETIREMENT	13147	15	1683	9	11464	16
≥ OR	BLIC ASSISTANCE WELFARE	7646	8	2569	14	5077	7
971	L OTHER COME	14693	16	1422	8	13271	18
TO-	TAL	90939	100	18920	100	72019	100
ا ليا	\$0-\$4,999	14624	38	3696	48	10928	36
INCOME	\$5,000-\$9,999	11774	30	2675	35	9099	30
F (	\$10,000 AND OVER	11985	32	1287	17	10698	34

		TOTAL		SP/	۱M.	WHITE	Ε	
	ITEM	Number	%	Number	%	Number	78	
Т	TOTAL INCOME	315,388,050	100	47,120,650	15	268,267,400	85	
-	SOCIAL SECURITY OR RAILROAD RETIREMENT	13,791,050	4	1,671,900	4	12,119,150	5	
1.0	PUBLIC ASSISTANCE OR WELFARE	9,171,850	3	3,158,725	7	6,013,125	2	
INCOME	ALL OTHER INCOME	25,706,550	8	1,482,505	3	24,224,045	9	
DOLLAR	WAGE AND SALARY	228,835,650	73	35,330,820	75	193,504,830	72	
	NON-FARM SELF- EMPLOYMENT	33,815,350	11	4,262,200	9	29,553,150	11	
	FARM SELF- EMPLOYMENT	4,067,600	1	1,214,500	2	2,853,100	1	
9	PERSONS BELOW POVERTY LEVEL	20,859	17	11,349	33	9,510	10	
	CHILDREN BELOW POVERTY LEVEL	9,585	20	6,367	38	3,218	10	
	EARNINGS OF THOSE BELOW POVERTY LEVEL	6,140,000	50	4,080,950	65	2,059,050	34	
POVERTY	WELFARE PAID TO THOSE BELOW POVERTY LEVEL	3,078,650	25	1,577,150	25	1,501,500	25	
- 1	SOCIAL SECURITY OR RAILROAD RETIRE- MENT PAID TO THOSE BELOW POVERTY LEVEL		20	476,450	8	2,014,950	33	
	ALL OTHER INCOME	601,750	5	137,950	2	463,800	8	
	TOTAL INCOME	12,311,800	100	6,272,500	51	6,039,300	49	

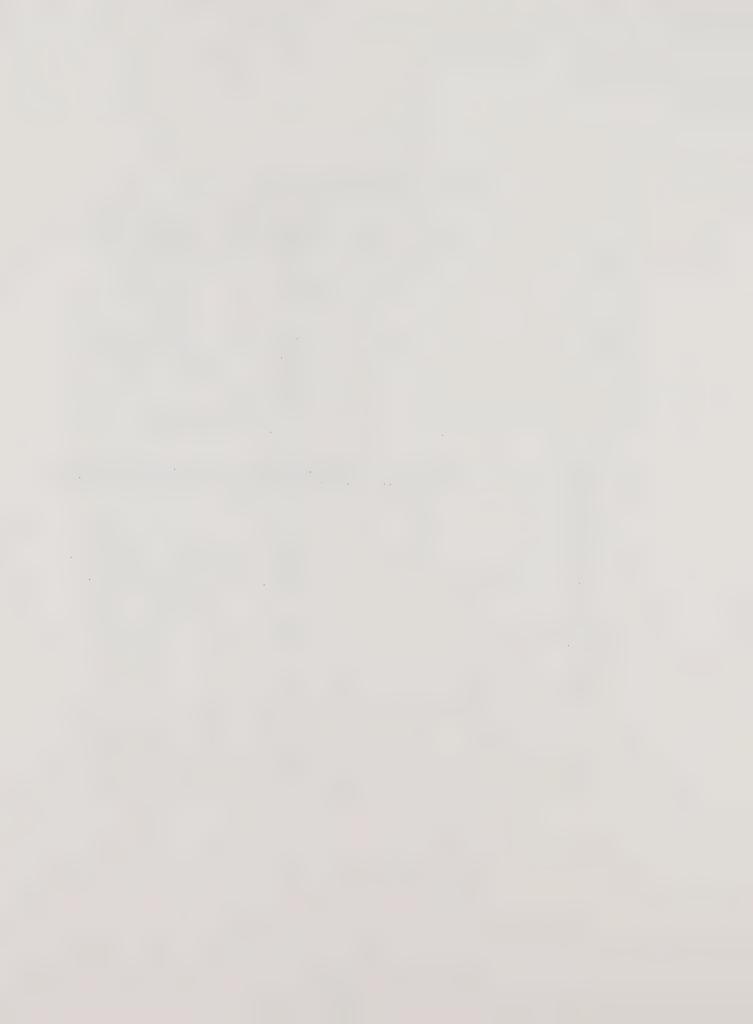


TABLE 29

			TOTAL		SPA	М.	WHITE	
		ITEM	Number	%	Number	%	Number	%
	TOTA	L NUMBER	66563	35	15707	24	50856	76
	MALE	S	34671	52	8064	51	26607	52
	FEMA	LES	31892	48	7643	49	24249	48
	CHIL	DREN	23531	35	8260	53	15271	30
NOI	ADUL	.TS	36942	55	7197	46	29745	58
POPULATION	ELDE	RLY	6090	10	250	1	5840	12
POF		BER OF FEMALE HEADS HOUSEHOLD	428	6			482	7
	TOTA	L FAMILIES	19230	34	3340	17	15890	83
	TOTA	L NUMBER OF UNITS	22709	37				
	TOTAL OCCUPIED AND VACANT YEAR-ROUND		22528	37				
	NUMBER OF OCCUPIED UNITS		19230	85	3340	17	15890	83
	OWNE	R OCCUPIED UNITS	11459	60	1544	46	9915	62
	RENT	TER OCCUPIED UNITS	7771	40	1796	54	5975	38
	VACA	NCY RATE	686	3.4				
		I UNIT	17560	91				
STOCK	O LIN	2 - 4 UNITS	242	1				
	OF L	2 - 4 UNITS 5 - 9 UNITS	132	1				
HOUSING	TOTAL (	IO OR MORE UNITS	187	1				
H	10	MOBILEHOMES OR TRAILERS	1109	6				
	AND.	UNIT	20652	92				
	TOTAL OCCUPIED  D VACANT YRRND  TYPE OF UNIT	2 - 4 UNITS	380	2				
	0		143	1				
	AND VACANT TYPE OF	IO OR MORE UNITS	289	1				
ľ	AN	MOBILEHOMES OR TRAILERS	1109	5				

				TOTA	L	SP	-AM.	WHITE		
		ľ	TEM	Number	%	Number	%	Number	%	
	D	ETERIO	RATED	9489	36					
	D	ILAPID	ATED	6012	23					
	0	ONLY COLD WATER		305	1.6					
	N	0 FLUS	H TOILET	507	2.6					
	N	0 BATH	TUB OR SHOWER	423	2.2					
z	P		E OR MORE G FACILITIES	672	3.0	292	8.7	380	2.4	
ITIO		OVER 30 YEARS  OVER 20 YEARS  10 YEARS OR LESS		8345	37					
COND				13389	59					
HOUSING CONDITION	V			4591	20					
SOUS			HOUSING UNITS	3013	16	1423	43	1590	10	
		TOTAL 1.01 OR MORE PERSONS/ROOM	TOTAL POPU- LATION	19925	30	10214	65	9711	19	
			CHILDREN	11931	51	6589	80	5342	35	
	ROWD		ELDERLY	298	5	75	30	223	4	
	OVERCROWDET	HIGH 1.51 OR MORE PERSONS/ROOM	TOTAL POPU- LATION			5860	58			
		HIGH OR P SONS/F	CHILDREN			3882	60			
	L	PER P	ELDERLY			46	67			
RANGES		\$0-	-\$ 4,999	1156	12	-				
E RA	\$	5,000-	-\$ 9,999	2453	26					
VALUE	\$	10,000-	-\$14,999	2213	23					
		15,000-	-\$19,999	1849	20					
HOUSING	\$	20,000	OR MORE	1757	19					
	T	OTAL		9428	100					

	TOTAL	-	SPA	M	WHITE		
ITEM	Number	%	Number	%	Number	%	
\$0-29	21	0.4					
\$30-\$39	76	2					
\$40-\$49	375	7					
\$50-\$59	356	7					
\$60-\$69	704	14					
\$70-\$79	682	14					
*80-\$89 \$90-\$99 \$100-\$119	793	16					
\$90-\$99	484	10					
E \$100-\$119	407	8					
\$120-\$149	257	5					
\$150-\$199	155	3					
\$200-\$249	0	0					
\$250-\$299	9	0.1					
\$300 OR MORE	21	0.4					
NO RENT	675	13					
TOTAL	5015	100					
NO SCHOOLING COMPLETED HIGH SCHOOL	1464	4	923	14	541	2	
HIGH SCHOOL NOT COMPLETED	21931	62	5327	84	16604	57	
NO AUTOMOBILE	1784	9	315	9	1469	9	
NO AUTOMOBILE  WORK OUTSIDE COUNTY	1795	8.1					
TOTAL LABOR FORCE	25487	100	5603	22	19884	78	
MALE LABOR FORCE	17313	68	3987	71	13326	67	
FEMALE LABOR FORCE	8174	32	1616	29	6558	33	

			TOTA	L	SP	AM.	WHITE	
	ITEM		Number	%	Number	%	Number	%
	TOT	AL EMPLOYED	23757	100	5125	100	18632	100
>-	CON	STRUCTION	708	3	64	1	644	3
INDUSTRY .OYMENT	AGR	ICULTURE	9169	39	2936	57	6233	33
	MAN	JFACTURING	1921	8	338	7	1583	8
MENT BY INDUST UNEMPLOYMENT	WHO!	LESALE/RETAIL DE	4221	18	563	11	3658	20
EMPLOYMENT AND UNE	PR0	FESSIONAL	3153	13	410	8	2743	15
EM	PUBI	LIC ADMINISTRATION	561	2	19	0.1	542	3
	UNE	MPL0 YED	1730	7	478	9	1252	6
	WAGE	E AND SALARY	25080	53	5987	72	19093	50
		-FARM SELF- LOYMENT	2036	4	157	2	1879	5
	FARI	M SELF-EMPLOYMENT	3389	7	342	4	3047	8
INCOME		IAL SECURITY OR LROAD RETIREMENT	6522	14	569	7	5953	15
WITH		LIC ASSISTANCE WELFARE	4090	9	868	10	3222	8
PERSONS	INC	OTHER DME	6032	13	442	5	5590	14
2	тот	AL	47149	100	8365	100	38784	100
		\$0-\$4,999	8833	42	1943	51	6890	40
	INCOME RANGES	\$5,000-\$9,999	6935	33	1383	36	5552	32
	1 2	\$10,000 AND OVER	5232	25	479	13	4753	28

		TOTAL	L	SP/	AM.	WHITE	E	
	ITEM	Number	%	Number	%	Number	%	
	TOTAL INCOME	154,291,550	100	21,524,050	14	132,767,500	86	
	SOCIAL SECURITY OR RAILROAD RETIREMENT	6,956,050	5	613,200	3	6,342,850	5	
씾	PUBLIC ASSISTANCE OR WELFARE	4,909,700	3	1,542,975	7	3,366,725	3	
INCOME	ALL OTHER INCOME	11,681,950	8	795,795	4	10,886,155	8	
		99,526,100	65	16,628,830	77	82,897,270	62	
DOLLAR	NON-FARM SELF- EMPLOYMENT	11,539,850	7	551,450	3	10,988,400	8	
	FARM SELF- EMPLOYMENT	19,677,900	13	1,391,800	6	18,286,100	14	
	PERSONS BELOW POVERTY LEVEL CHILDREN BELOW	14,657	22	5,647	36	9,010	18	
	CHILDREN BELOW POVERTY LEVEL	7,254	31	3,596	45	3,658	24	
>-	EARNINGS OF THOSE BELOW POVERTY LEVE	L 4,149,300	54	2,211,900	75	1,937,400	40	
POVERTY	WELFARE PAID TO THOSE BELOW POVERTY LEVEL	1,623,850	21	527,350	18	1,096,500	23	
	SOCIAL SECURITY OR RAILROAD RETIRE MENT PAID TO THOSE BELOW POVERTY LEVE		18	166,850	6	1,205,550	25	
	ALL OTHER INCOME	597,300	8	30,300	1	567,000	12	
	TOTAL INCOME	7,742,850	100	2,936,400	38	4,806,450	62	

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